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## Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

**Area Name / Number:** Lake Youngs / 60

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 652

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$123,800	\$262,800	\$386,600	\$430,400	89.8%	14.73%
2007 Value	\$159,900	\$265,400	\$425,300	\$430,400	98.8%	13.72%
Change	+\$36,100	+\$2,600	+\$38,700		+9.0%	-1.01%
% Change	+29.2%	+1.0%	+10.0%		+10.0%	-6.86%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.01% and -6.86% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$135,400	\$254,200	\$389,600
2007 Value	\$175,200	\$250,800	\$426,000
Percent Change	+29.4%	+1.3%	+9.3%

Number of improved Parcels in the Population: 3272

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

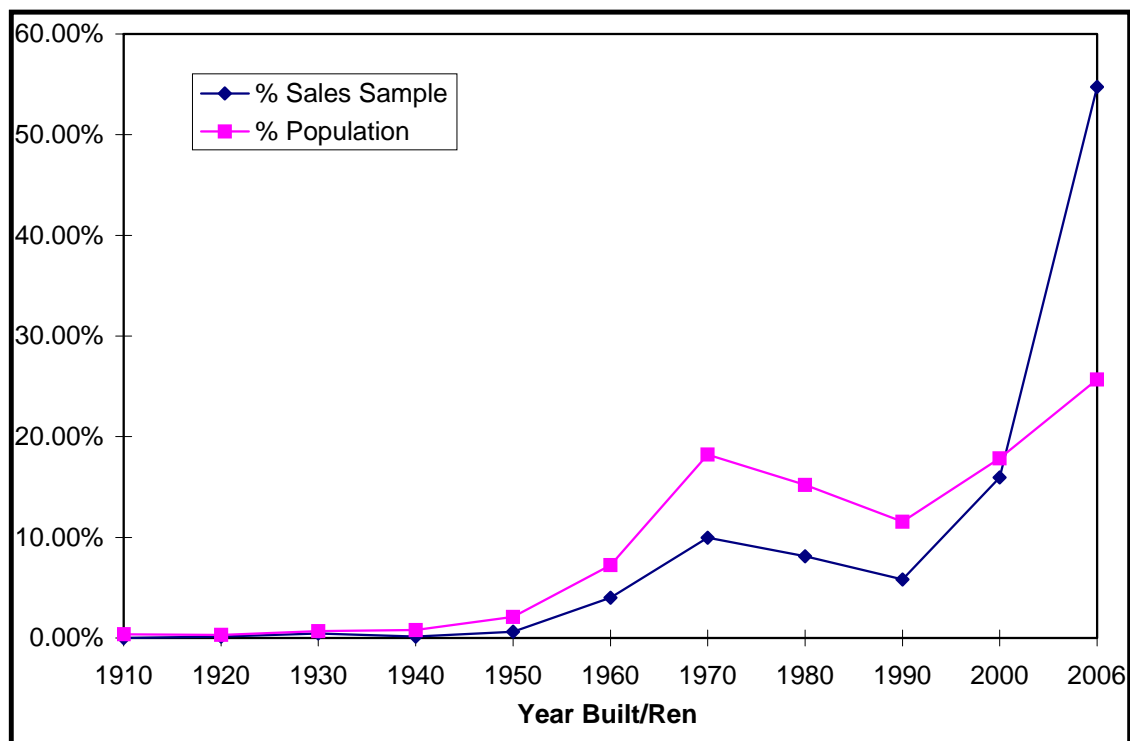
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built or Year Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.15%
1930	3	0.46%
1940	1	0.15%
1950	4	0.61%
1960	26	3.99%
1970	65	9.97%
1980	53	8.13%
1990	38	5.83%
2000	104	15.95%
2006	357	54.75%
	652	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	12	0.37%
1920	10	0.31%
1930	22	0.67%
1940	26	0.79%
1950	69	2.11%
1960	237	7.24%
1970	596	18.22%
1980	498	15.22%
1990	378	11.55%
2000	584	17.85%
2006	840	25.67%
	3272	

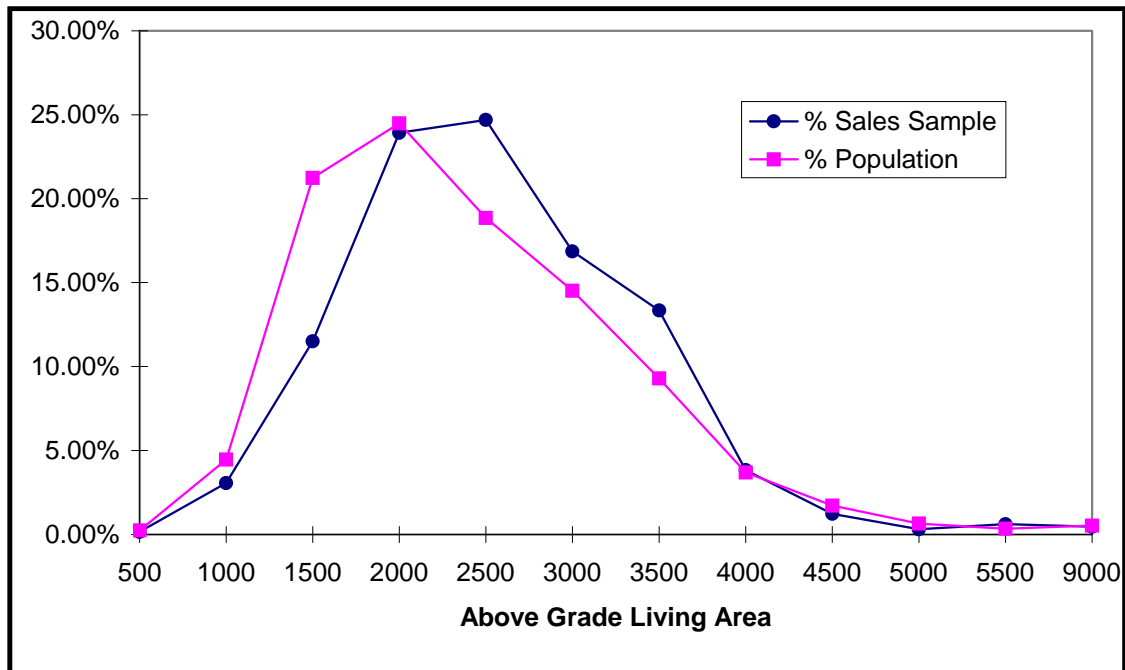


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.15%
1000	20	3.07%
1500	75	11.50%
2000	156	23.93%
2500	161	24.69%
3000	110	16.87%
3500	87	13.34%
4000	25	3.83%
4500	8	1.23%
5000	2	0.31%
5500	4	0.61%
9000	3	0.46%
	652	

<b>Population</b>		
AGLA	Frequency	% Population
500	8	0.24%
1000	146	4.46%
1500	695	21.24%
2000	801	24.48%
2500	617	18.86%
3000	475	14.52%
3500	304	9.29%
4000	121	3.70%
4500	56	1.71%
5000	21	0.64%
5500	11	0.34%
9000	17	0.52%
	3272	

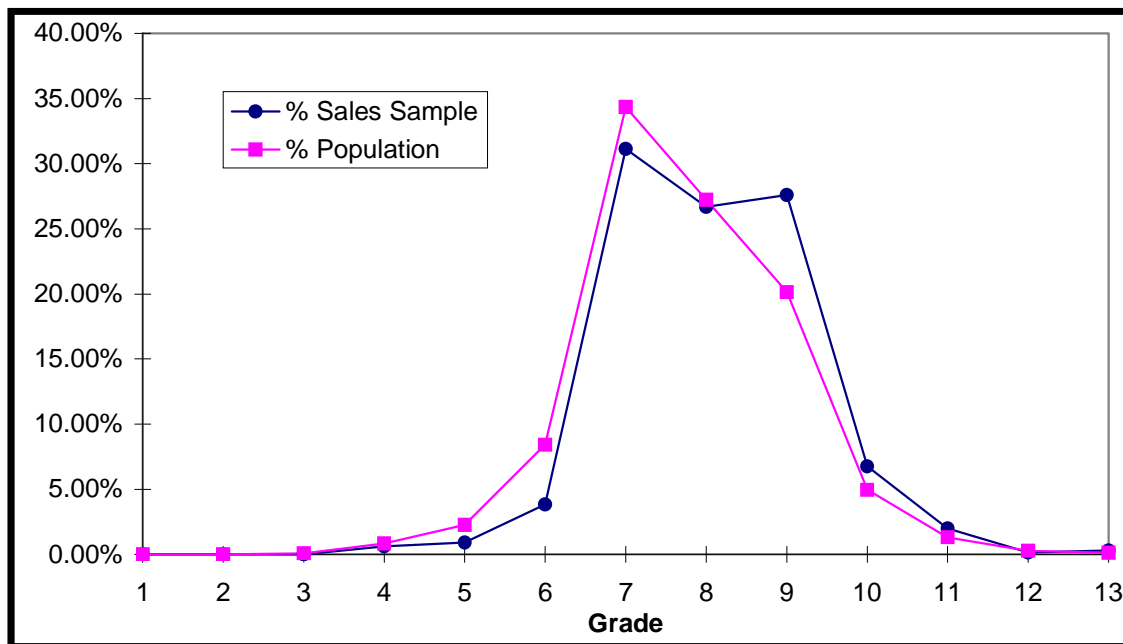


The sales sample frequency distribution roughly follows the population distribution with regard to Above Grade Living Area, with the sales sample having a greater percentage of homes between 2,500 and 4,000 square feet.

### ***Sales Sample Representation of Population - Grade***

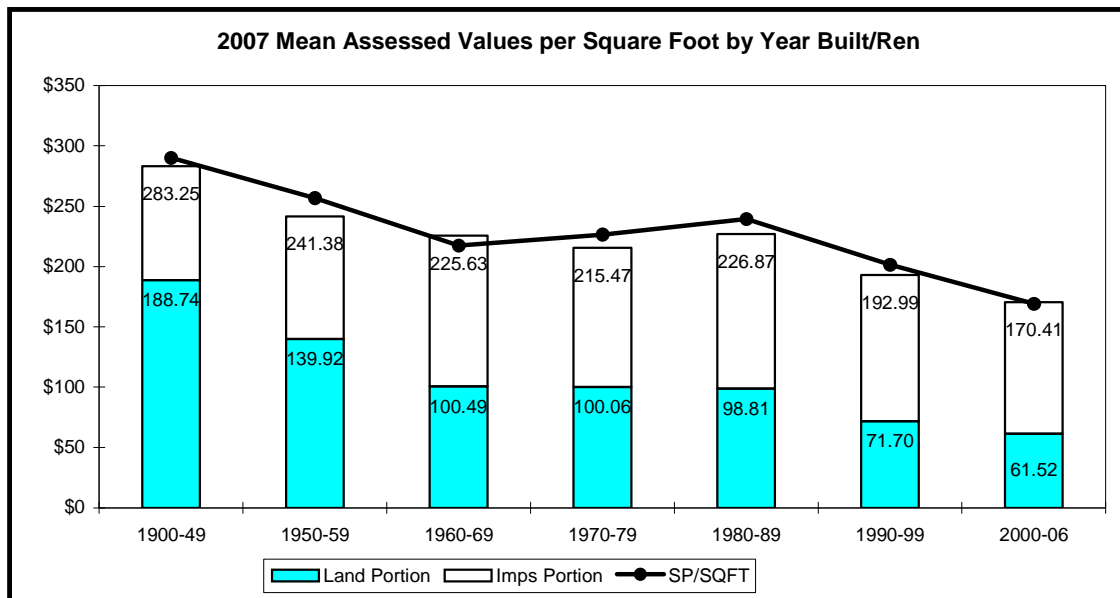
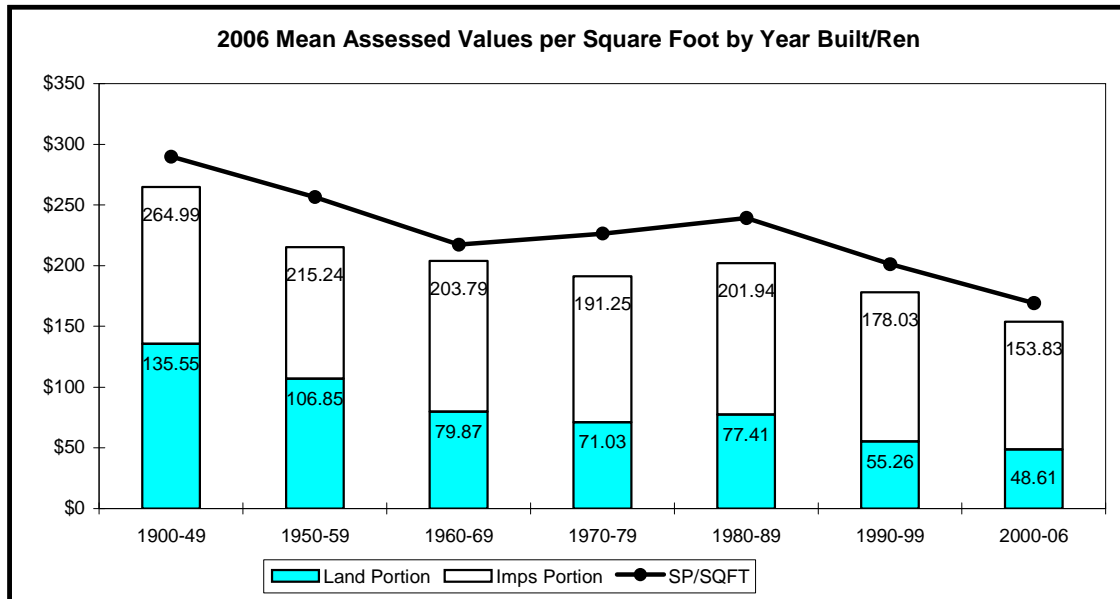
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.61%
5	6	0.92%
6	25	3.83%
7	203	31.13%
8	174	26.69%
9	180	27.61%
10	44	6.75%
11	13	1.99%
12	1	0.15%
13	2	0.31%
652		

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.09%
4	27	0.83%
5	74	2.26%
6	276	8.44%
7	1124	34.35%
8	891	27.23%
9	659	20.14%
10	162	4.95%
11	43	1.31%
12	9	0.28%
13	4	0.12%
3272		



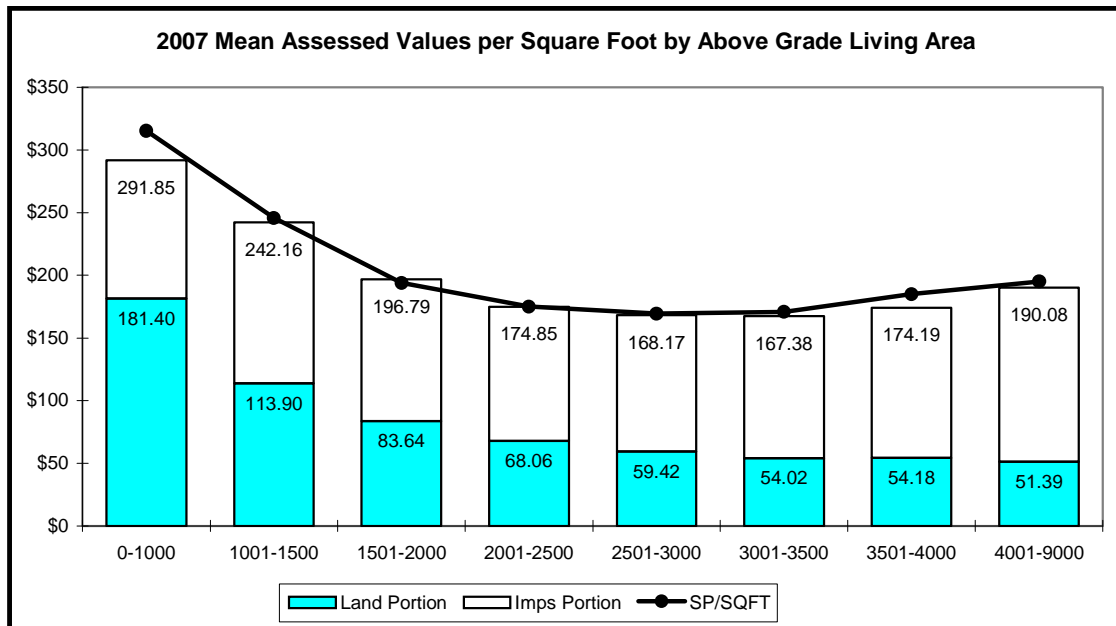
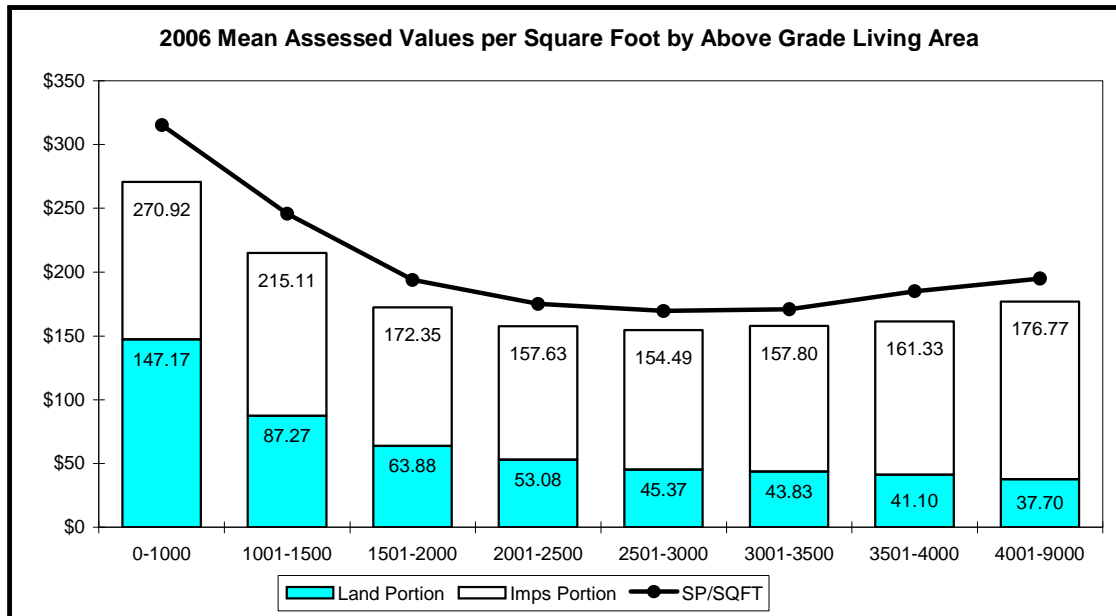
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade, with a greater representation of Grade 9 homes in the sales sample.

## ***Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated***



These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

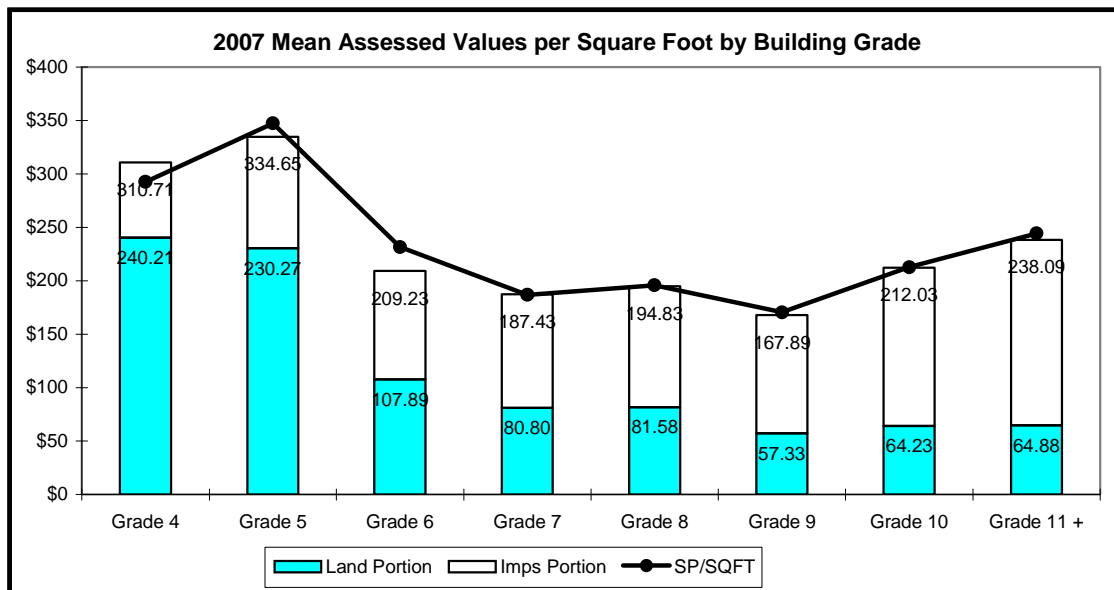
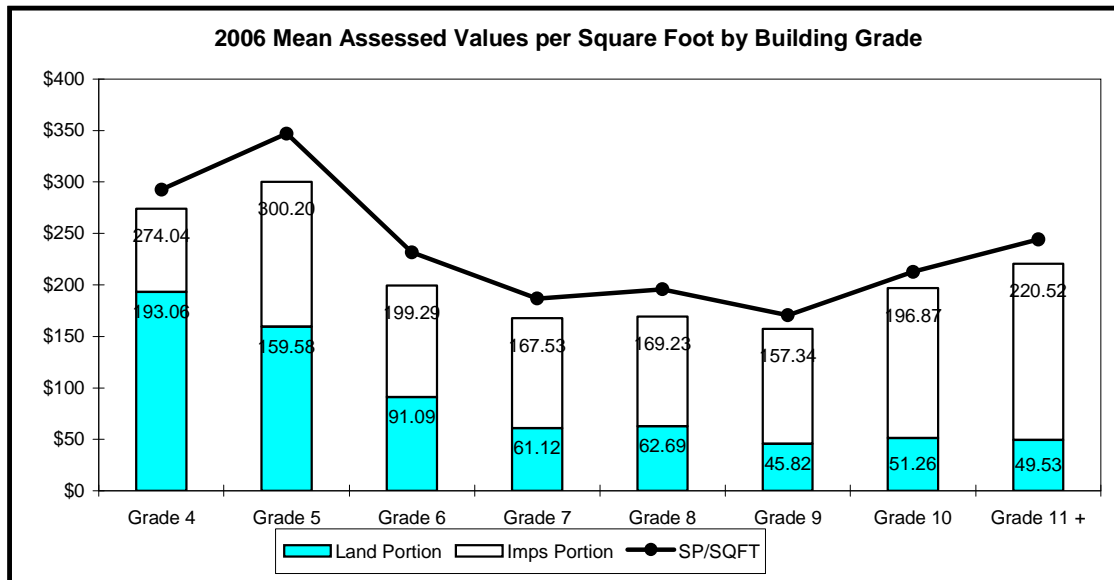
## **Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

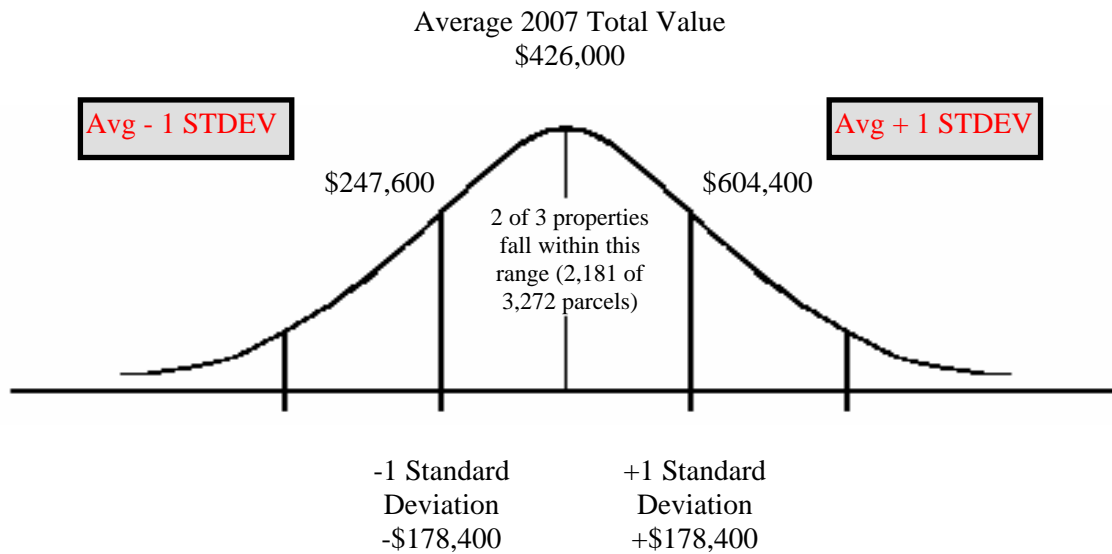


### Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Population Summary

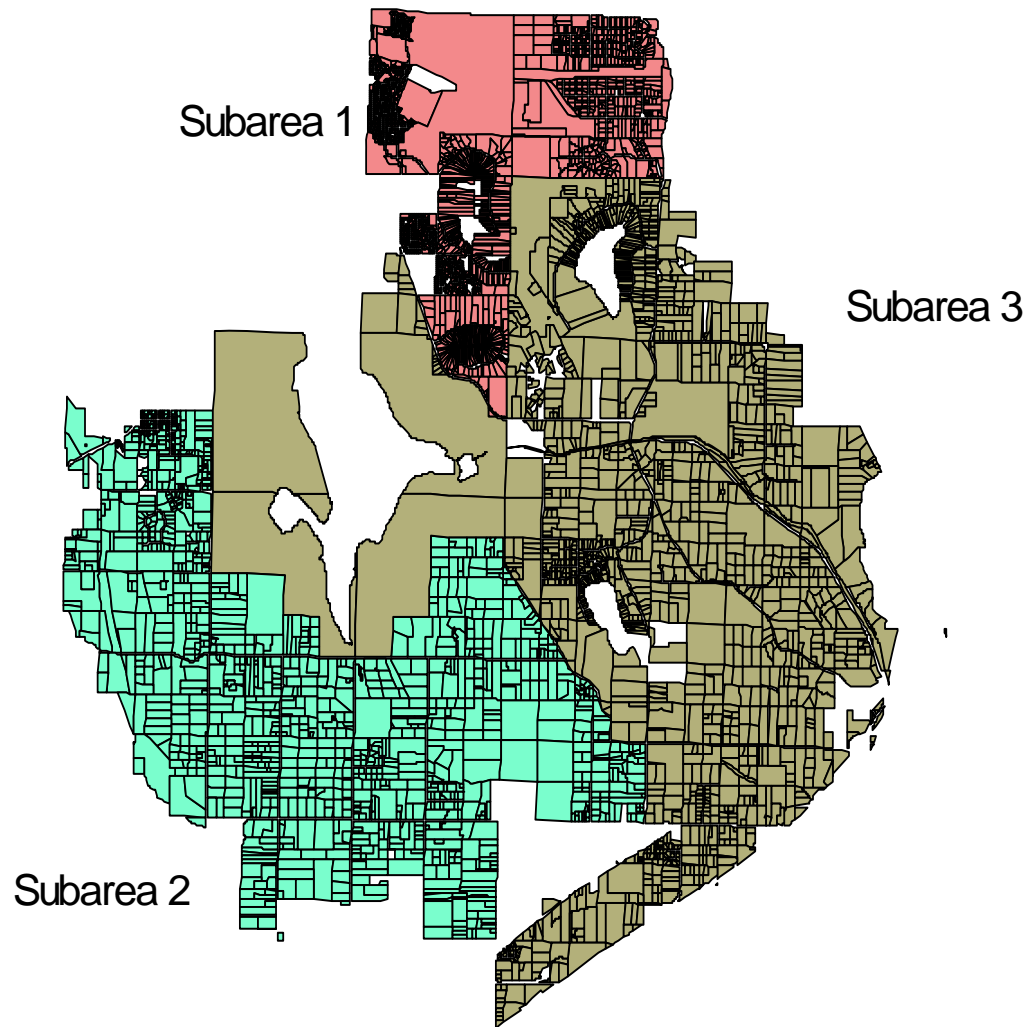


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map

**AREA 60**



## Analysis Process

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: 60 - Lake Youngs

### **Boundaries:**

Area 60 is bounded on the north and east by the Renton Maple Valley Road (Highway 169). Its southern boundary varies but is generally bordered by Highway 18 and the northern border of the City of Covington. The western border is also irregular but its western-most boundary is 132nd Avenue SE.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 60 is located in Southeast Unincorporated King County. The area is generally rural in character with some platted, suburban-like areas. The area is divided into three subareas. Subarea 1 is located at the northern end of the area and contains the large, newer plat of Woodside at McGarvey Park. This plat has grade 8, 9 & 10 homes, with some having views. The northeastern portion of Subarea 1 consists of older, more modest homes. Two of the area's four lakes - Lake Desire and Shady Lake are located in this subarea. Subarea 2 is located in the southwest quadrant of the area. The northwest portion of this area has plats of older, modest homes and the remainder of the area is rural and is populated with homes which vary in grade and size.

Subarea 3 is located in the southeastern quadrant and is predominantly rural in nature with a couple of plats of newer, good quality homes. The area's remaining two lakes – Shadow Lake & Spring Lake are located in this subarea, as is the Lake Youngs reservoir. There is minimal sewer service available in the area and what is available is located in the northwest portion of the area in various plats, around Shady Lake and the southern-most portion of Lake Desire. Public water is available in much of the area, however private water systems are heavily relied upon. Various forms of sensitive areas are common in this area.

The majority of homes in the area are grade 7's built predominately in the 1960's & 1970's. Current development of plats is evident wherever zoning and presence of sewers allow. There is a developing population of upper grade homes in both newly platted areas and utilizing the acreage available.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.73% to 13.72%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. The land valuation portion consists of three major market segments – platted, non-platted and waterfront parcels. Emphasis was placed on verifying vacant land sales, which is important in estimating land adjustments and total values for the whole population. Further consideration of vacant land sales in the surrounding areas of 29, 57, 58 & 86 were utilized for additional market evidence and support in building the land valuation model. All land sales were verified by field review and buyer/seller contact when possible.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## Land Model

### ***Model Development, Description and Conclusions***

There are 4547 parcels in this area. Of those, 3690 are improved and 857 vacant. This area is diverse in nature being comprised of approximately 45% plats, 7% waterfront and the remaining 48% being generally rural in nature. Land valuation, therefore, was approached by separating the area in these three market segments. This approach was considered to provide the most equitable treatment of the land valuation portion of the revalue. The adjacent areas of 29, 57, 58 & 86 were also investigated for vacant land sales. The more proximate land sales in these areas were utilized to help establish land values for Area 60. Further consideration was given to multi-parcel land sales from Area 60 to provide additional market evidence and to support land values.

The majority of the plats are located at the northern end of the area, where the zoning is typically of higher density such as R4 or R6. Sewers are typically available in these areas and larger sites with this denser zoning are currently being sought after for purposes of development. The majority of the area consists of lower density zoning such as RA5 (5 acre minimum lot size) to preserve the rural nature of the area.

The waterfront segment is comprised of four lakes, Spring Lake, Lake Desire, Shadow Lake & Shady Lake. Of these, Shady Lake has sewers servicing the entire lake. Lake Desire has sewer service to the south and southwest portions of the lake. The other lakes are dependent upon the ability to have on-site sewer systems. The impact from sewer availability has encouraged a more active market around Shady Lake and the south end of Lake Desire.

Reconciliation of vacant parcel sales indicated a base land value for the platted as well as the non-platted land. There are three land schedules for this area. The schedule for unplatted land is based on lot size/utility. The platted schedule lists plats that have been valued at a per-site value. The waterfront schedule lists the four lakes separately and how the waterfront on each was valued.

There are several neighborhoods considered in the area which are pockets within the area that required special consideration in valuation.

**Neighborhood 1** is located in the northern portions of NW 30-23-6 & NE 30-23-6, consisting of Maple Valley Heights Divisions 3-6 and tax lots north of the transmission lines.

**Neighborhood 2** is a gated community of 4 lots of better quality homes on 206<sup>th</sup> Place SE & SE 216<sup>th</sup> Street in NE 8-22-6.

**Neighborhood 3** is a neighborhood of better quality homes on SE 216<sup>th</sup> Street just east of Neighborhood 2 in NE 8-22-6.

**Neighborhood 10** consists of the waterfront parcels situated on Lake Desire.

**Neighborhood 11** consists of the waterfront parcels situated on Spring Lake.

**Neighborhood 12** consists of the waterfront parcels situated on Shady Lake.

**Neighborhood 13** consists of the waterfront parcels situated on Shadow Lake.

**Neighborhood 21** consists of homes in and around Homestead Hill Estates, a development of better quality homes on larger sites accessed off of 142<sup>nd</sup> Avenue SE to the south of SE 208<sup>th</sup> Street.

**Neighborhood 22** is a small pocket of newer, larger homes in the Five Firs plat, situated on SE 213<sup>th</sup> Street west of 148<sup>th</sup> Avenue SE.

**Neighborhood 23** consists of the small grouping of parcels with many new better quality homes under construction, situated on the SE quarter of NE 15-22-05, to the west of 148<sup>th</sup> Avenue SE.

**Neighborhood 24** consists of parcels in Quiet Brook Estates a pocket of better quality homes located on SE 238<sup>th</sup> Street just east of 172<sup>nd</sup> Avenue SE.

**Neighborhood 25** is a small gated community of premium quality homes accessed on 164<sup>th</sup> Avenue SE just south of SE 224<sup>th</sup> Street.

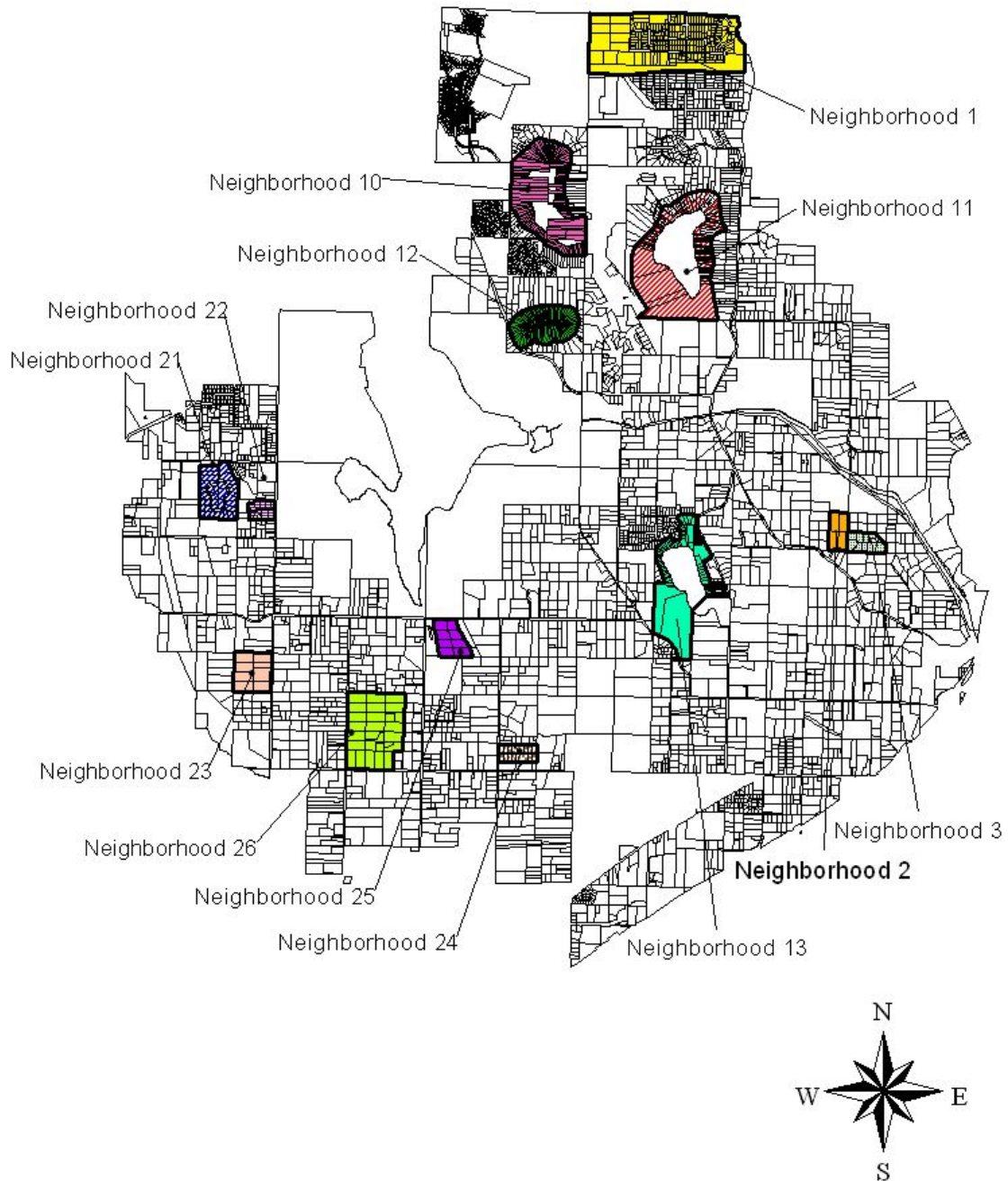
**Neighborhood 26** is a neighborhood of premium quality homes on and around 160<sup>th</sup> Avenue SE, north of SE 240<sup>th</sup> Street.

Neighborhood locations are detailed on map on the following page.

A list of vacant sales used and those considered not reflective of market are included in the following sections.



# Neighborhoods



## ***Land Value Model Calibration***

### **AREA 60 LAND SCHEDULE FOR UNPLATTED LAND**

<b>Square Feet</b>	<b>Acreage</b>	<b>Base Land</b>
<b>0-5000</b>	<b>0.11</b>	<b>\$90,000</b>
<b>10,890</b>	<b>0.25</b>	<b>\$100,000</b>
<b>21,780</b>	<b>0.50</b>	<b>\$120,000</b>
<b>32,670</b>	<b>0.75</b>	<b>\$135,000</b>
<b>43,560</b>	<b>1.00</b>	<b>\$150,000</b>
65,340	1.50	\$175,000
87,120	2.00	\$200,000
108,890	2.50	\$225,000
130,680	3.00	\$250,000
174,241	4.00	\$275,000
<b>217,800</b>	<b>5.00</b>	<b>\$300,000</b>
261,360	6.00	\$310,000
304,920	7.00	\$320,000
348,480	8.00	\$330,000
392,040	9.00	\$340,000
<b>435,600</b>	<b>10.00</b>	<b>\$350,000</b>
479,160	11.00	\$360,000
522,720	12.00	\$370,000
566,280	13.00	\$380,000
609,840	14.00	\$390,000
<b>653,400</b>	<b>15.00</b>	<b>\$400,000</b>
696,960	16.00	\$420,000
740,520	17.00	\$440,000
784,080	18.00	\$460,000
827,640	19.00	\$480,000
<b>871,200</b>	<b>20.00</b>	<b>\$500,000</b>
1,089,000	25.00	\$575,000
<b>1,306,800</b>	<b>30.00</b>	<b>\$650,000</b>
1,524,600	35.00	\$725,000
<b>1,742,400</b>	<b>40.00</b>	<b>\$800,000</b>
1,960,200	45.00	\$875,000
<b>2,178,000</b>	<b>50.00</b>	<b>\$950,000</b>
<b>2,613,600</b>	<b>60.00</b>	<b>\$1,100,000</b>
<b>3,049,200</b>	<b>70.00</b>	<b>\$1,250,000</b>

Note: Incremental value adjustments were made between specified lot sizes.

## SITE VALUES BY PLAT

Plat Name	Major	Site Value
Bryants Park	117300	\$105,000
Cambridge at the Park	131043	\$145,000
Cambridge at the Park Div 2	131044	\$145,000
Cedar Mountain Park	145100	\$120,000
Erwin Estates	238000	\$140,000
Forest Grove Hills	259270	\$145,000
Fowler's Addition	261830	\$110,000-\$115,000
Jerry's Place	370500	\$80,000
Maple Crest	508800	\$105,000
Maple Valley Heights Addition	511280	\$110,000
Maple Valley Heights Div 2	511290	\$105,000
Maple Valley Heights Div 3	511300	\$99,000
Maple Valley Heights Div 4	511310	\$99,000
Maple Valley Heights Div 5	511320	\$99,000
Maple Valley Heights Div 6	511325	\$99,000
Royal Manor	745770	\$105,000
Shadow Ridge	770193	\$170,000
Spring Lake Estates	793790	\$300,000
Spring Lake Heights Div 1	793810	\$96,000
Trovitsky Park Div 1	869150	\$135,000
Trovitsky Park Div 2	869151	\$135,000
Valley Ridge 2	885779	\$115,000
Woodside at McGarvey Park Div 1	955800	\$145,000
Woodside at McGarvey Park Div 2	955801	\$145,000
Woodside at McGarvey Park Div 3	955802	\$145,000
Woodside at McGarvey Park Div 4	955803	\$145,000
Woodside at McGarvey Park Div 5	955804	\$145,000
Woodside at McGarvey Park Div 6	955805	\$145,000

### Exceptions & Pocket Neighborhood Adjustments

Neighborhood/Plat Name	Site Value
Neighborhood 1 (Unplatted portion)	Unplatted Schedule x .95
Neighborhood 2	Unplatted Schedule + \$50,000
Neighborhood 3	Unplatted Schedule x 1.15
Neighborhood 21 (Homestead Hill Estates)	Unplatted Schedule x 1.3
Neighborhood 22 (Five Firs)	Unplatted Schedule x 1.1
Neighborhood 23	Unplatted Schedule x 1.2
Neighborhood 24 (Quietbrook Estates)	Unplatted Schedule x 1.1
Neighborhood 25	Unplatted Schedule x 1.2
Neighborhood 26	Unplatted Schedule x 1.2

## Lakefront Values

### Lake Desire - Neighborhood 10

Base lot w/sewer 40-50 wft feet	\$250,000
Base lot w/septic 40-50 wft feet	\$225,000
51 wft - 100 wft feet	add \$3,000/wft foot over 50 ft
101+ wft feet	add \$1,000/wft foot over 100 ft

#### Adjustments

NGPE (Native Growth Protection Easement)	(-10%)
Access issues	(-5 to -10%)
Non-perc	(-50 to -75%)

### Spring Lake - Neighborhood 11

Base lot 40-50 wft feet	\$270,000
Level flat lot	(+10%)
High Bank	(-30%)
51 wft - 100 wft feet	add \$2,000/wft foot over 50 ft
101 wft feet	add \$500/wft foot over 100 ft

#### Adjustment

Non-perc	(-50 to -75%)
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### Shady Lake - Neighborhood 12

Base lot	\$215,000
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### Shadow Lake - Neighborhood 13

Base lot 40-50 wft feet	\$210,000
50-100 wft feet	add \$2,000/wft foot over 50 ft
101+ wft feet	add \$1,000/wft foot over 100 ft

#### Adjustment

Non-perc	\$30,000 - \$60,000
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#### Other Waterfront Adjustments

Topography	(-5% to -50%)
Larger than typical size for waterfront	(+5% to +10%)
Smaller than typical size for waterfront	(-5% to -10%)
Traffic High (Petrovisky Road)	(-\$25,000)

## Overall Area Adjustments

<b>Traffic</b>	Reduction to base land
Moderate	(-\$5,000 to -\$10,000)
High	(-\$25,000)
Extreme	(-\$50,000)
<b>Topography</b>	(-5% to -40%)
<b>Power Lines</b>	(-5% to -10%)
<b>Access limitations</b>	(-5% to -20%)
<b>Sensitive areas</b>	(-5% to -90%)
<b>Non-perc</b>	(-50% to -90%)
<b>Restricted size/shape</b>	(-5% to -90%)
<b>Easements</b>	(-5% to -20%)
<b>Gas Pipeline easement</b>	(-10% to -25%)

<b>Views</b>	Additive to base land
<i>Shadow Ridge - Major 770193</i>	
Average Territorial	+\$10,000
Good Territorial	+\$20,000
<i>Woodside/McGarvey Park - Majors 955800-955805</i>	
Average Territorial	+\$15,000
Good Territorial	+\$25,000
Excellent Territorial	+\$35,000
Olympic Mountains	+\$ 5,000
Average Seattle skyline	+\$10,000
Good Seattle skyline	+\$25,000

***Vacant Sales Used In This Physical Inspection Analysis  
Area 60***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
1	302306	9170	12/06	\$145,000	13939	N	N
1	362305	9018	07/06	\$40,000	44431	N	N
1	400840	0020	12/06	\$255,000	47044	Y	Y
1	400840	0025	03/06	\$199,990	41748	Y	Y
1	400840	0050	02/04	\$180,000	29268	N	Y
1	400840	0154	09/06	\$219,000	34112	N	N
1	400840	0370	09/04	\$157,500	24952	Y	Y
1	400840	0370	06/06	\$158,000	24952	Y	Y
1	400840	0470	01/06	\$56,200	20935	Y	Y
1	511280	0291	01/06	\$145,000	47480	N	N
1	511280	0292	10/06	\$190,000	47480	N	N
1	511280	0340	07/05	\$100,000	35100	N	N
1	511325	0100	05/04	\$64,950	21760	N	N
1	511325	0210	10/05	\$66,000	21566	N	N
1	770260	0260	04/04	\$225,000	13662	Y	Y
1	770260	0720	03/04	\$216,000	19152	Y	Y
1	770260	0730	03/04	\$190,000	13420	Y	Y
1	770260	0790	05/04	\$213,950	18957	Y	Y
1	770260	0940	02/04	\$105,000	23539	N	N
1	770260	1000	04/04	\$125,000	44431	N	N
1	955800	0230	03/04	\$271,950	3896	N	N
1	955801	0260	01/04	\$276,560	4135	N	N
1	955804	0710	04/04	\$114,025	7761	N	N
2	032205	9296	04/05	\$98,000	58530	N	N
2	032205	9354	07/04	\$130,000	54014	N	N
2	072206	9029	08/05	\$160,000	41845	N	N
2	072206	9032	02/05	\$185,000	141134	N	N
2	102205	9158	12/05	\$255,000	247387	N	N
2	112205	9033	08/04	\$155,000	215186	N	N
2	112205	9039	08/06	\$325,000	214750	N	N
2	112205	9039	02/06	\$160,000	214750	N	N
2	132205	9077	03/05	\$118,000	43560	N	N
2	132205	9140	09/04	\$235,000	154672	N	N
2	132205	9147	01/06	\$399,000	131808	N	N
2	142205	9124	03/06	\$140,000	43497	N	N
2	142205	9186	12/05	\$340,000	311746	Y	N
2	152205	9143	03/06	\$194,000	207781	N	N
2	152205	9146	04/06	\$370,000	217800	N	N
2	152205	9146	03/06	\$201,000	217800	N	N
2	182206	9020	08/04	\$224,955	135471	Y	N
2	182206	9020	02/05	\$239,500	135471	Y	N
2	182206	9083	10/06	\$199,000	275734	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 60***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
2	182206	9155	06/06	\$85,000	19256	N	N
2	182206	9167	03/06	\$200,000	106286	N	N
2	344490	0060	09/06	\$360,000	40600	Y	N
2	370500	0160	01/06	\$145,000	9393	N	N
3	042206	9087	10/04	\$145,000	222591	N	N
3	062206	9042	04/04	\$164,000	54478	N	N
3	062206	9054	01/05	\$300,000	431679	N	N
3	062206	9134	03/04	\$245,000	230689	N	N
3	062206	9135	08/04	\$240,000	263187	N	N
3	062206	9136	09/05	\$295,000	390619	N	N
3	062206	9137	05/05	\$318,000	435558	N	N
3	072206	9110	05/05	\$150,000	71874	N	N
3	072206	9251	12/05	\$275,000	143312	N	Y
3	082206	9003	11/05	\$370,000	216493	N	N
3	082206	9100	01/06	\$231,000	107153	N	N
3	082206	9107	10/05	\$370,000	221285	N	N
3	082206	9121	01/05	\$122,000	142441	N	N
3	092206	9021	05/04	\$175,000	252212	N	N
3	092206	9085	02/04	\$115,500	145926	N	N
3	092206	9188	01/05	\$115,000	69260	N	N
3	162206	9149	02/05	\$185,000	90978	N	N
3	172206	9047	07/05	\$195,000	98881	N	N
3	172206	9078	08/05	\$90,000	61419	N	N
3	172206	9143	01/05	\$180,000	108900	N	N
3	172206	9145	01/04	\$165,000	97574	N	N
3	192206	9194	12/05	\$41,000	30113	N	N
3	202206	9041	09/05	\$125,000	54014	N	N
3	202206	9078	04/05	\$7,000	18900	N	N
3	202206	9124	10/06	\$220,000	199984	N	N
3	202206	9198	09/05	\$125,000	53857	N	N
3	312306	9022	12/06	\$345,000	69093	N	N
3	708999	0020	07/05	\$280,000	163350	N	N
3	770161	0010	09/05	\$45,000	18558	Y	Y
3	770161	0100	01/04	\$27,500	13110	Y	Y
3	793760	0805	12/04	\$230,000	239580	Y	N
3	885779	0010	12/04	\$90,000	16996	N	N
29-2	082205	9223	01/06	\$133,800	8100	N	N
29-2	186300	0040	08/06	\$170,000	10125	N	N
29-2	186300	0180	08/06	\$115,000	10125	N	N
57-1	082207	9038	04/06	\$342,500	351093	N	N
57-1	132206	9059	02/06	\$340,000	433422	N	N
57-1	242206	9017	05/06	\$340,000	461736	N	N
57-1	242206	9110	02/05	\$295,000	541886	N	N
57-2	733030	0070	07/06	\$119,182	12667	N	N
58-4	252105	9011	05/05	\$330,000	924778	N	N
58-5	012105	9017	04/06	\$400,000	765349	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 60***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
58-5	072106	9031	03/06	\$300,000	456944	N	N
86-1	391340	0020	07/06	\$104,640	14375	N	N
86-1	571100	0070	01/06	\$133,000	9702	Y	N
86-1	809200	0190	08/06	\$57,500	12408	N	N
86-1	858640	0115	01/06	\$275,000	178647	N	N
86-1	858640	0117	01/06	\$275,000	126324	N	N
86-2	228670	0030	09/05	\$88,500	16577	N	N
86-2	228670	0040	09/05	\$82,000	10030	N	N
86-2	228670	0050	09/05	\$80,000	11923	N	N



***Vacant Sales Removed From This Physical Inspection Analysis  
Area 60***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	302306	9191	08/06	\$52,500	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
1	362305	9018	09/04	\$15,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	362305	9081	08/05	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	362305	9086	12/04	\$125,000	SEGREGATION AND/OR MERGER; ET.AL.
1	400840	0080	05/05	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	400840	0370	08/04	\$225,000	NO MARKET EXPOSURE; ET.AL.
1	401080	0055	08/04	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	511290	0670	03/06	\$4,000	NON-REPRESENTATIVE SALE
1	511290	0680	12/06	\$10,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
1	511320	0100	10/06	\$15,000	NO MARKET EXPOSURE
1	770260	0090	03/06	\$505,620	SEGREGATION AND/OR MERGER; ET.AL.
1	770260	0952	09/06	\$275,000	NON-REPRESENTATIVE SALE
2	032205	9290	05/04	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	102205	9094	09/06	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	102205	9182	12/04	\$25,000	OPEN SPACE DESIGNATION CONT./OK'D AFTER SALE
2	132205	9147	10/04	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	132205	9152	09/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	142205	9005	03/04	\$107,500	NON-REPRESENTATIVE SALE
2	142205	9109	11/05	\$115,000	NON-REPRESENTATIVE SALE
2	142205	9145	06/04	\$70,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; ET.AL.
2	182206	9152	08/04	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
3	062206	9037	12/06	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	062206	9037	05/06	\$150,000	NON-REPRESENTATIVE SALE
3	062206	9111	02/06	\$89,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	062206	9131	06/04	\$115,000	NON-REPRESENTATIVE SALE
3	072206	9015	01/05	\$250,000	GOVERNMENT AGENCY
3	072206	9015	07/04	\$35,000	EASEMENT OR RIGHT-OF-WAY
3	072206	9015	06/05	\$134,000	GOVERNMENT AGENCY
3	072206	9222	02/04	\$7,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	182206	9002	10/06	\$565,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	182206	9002	08/05	\$1,062,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; ET.AL.
3	182206	9038	08/05	\$560,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	192206	9039	05/05	\$380,000	NO MARKET EXPOSURE; CHANGE OF USE
3	192206	9039	05/05	\$850,000	BUILDER OR DEVELOPER SALES
3	202206	9025	02/05	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	202206	9030	07/04	\$190,000	NON-PROFIT ORGANIZATION

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 60***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	202206	9201	02/04	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	302206	9073	10/06	\$3,200	EASEMENT OR RIGHT-OF-WAY
3	302206	9081	08/06	\$2,000	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	770162	0040	05/04	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	770162	0060	09/04	\$6,000	NON-REPRESENTATIVE SALE
3	770162	0120	11/04	\$20,000	NON-REPRESENTATIVE SALE
3	770170	0070	07/04	\$28,000	NON-REPRESENTATIVE SALE
3	793760	0355	10/05	\$1,000	NON-REPRESENTATIVE SALE
3	869150	1050	11/06	\$70,000	NO MARKET EXPOSURE

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 60 is an area largely rural in nature with easy access to business centers and contains a diverse group of properties. All grades and ages of homes are represented on acreage parcels. The platted sites range from grade six improvements built in the nineteen-sixties, to newer plats with grade nine and tens being built. It is becoming more common to see higher grade improvements being built on acreage parcels.

The analysis of Area 60 consisted of a systematic review of pertinent characteristics which influence property value such as Base Land, Building RCN, (replacement cost new), Building RCNLD (replacement cost new less depreciation) Age, Condition, Accessory cost and Plat Major. Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific variables that would be included in the final valuation model. These tools revealed that variables integral for the model for Area 60 to be Subareas, Base Land Value, Building RCNLD, Accessory RCNLD, Condition, Lot size, Waterfront and various Plat Majors.

Properties in poor condition, homes that are grade 5 or below, and parcels with more than one improvement were considered outliers. In the valuation of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools.

A majority of the parcels were valued using EMV (Estimated Market Value). However supplemental models such as cost, market adjusted cost or adjustments to the regression model were developed by the appraisers to address parcels outside the parameters of the EMV valuation formula. Ultimately, appraisal judgment was the most critical factor in selecting values for all parcels.

Manufactured homes were also considered exception parcels and were valued utilizing the “Boecke” 2006 Mobile-Manufactured Housing Cost Guide. Analysis of market sales indicates an upward adjustment of 40% over Boeckh’s cost updated for 2006 with an additional \$25,000 added to reflect market value for mobile homes in the area. This resulted in an overall change of approximately 27.94%. There were a total of 261 properties with manufactured homes in Area 60 with 25 fair market sales of manufactured home sales within the last three years.

The improved parcel total value models are included later in this report.

## ***Improved Parcel Total Value Model Calibration***

### **Estimated Market Value Equation Multiple Regression Model For Area 60**

#### **Formula**

Intercept	1.228421
+If Subarea = 2 then LN(10)	* 0.03799148
+If Subarea = 3 then LN(10)	* 0.06337987
+If Major = 131043-131044 then LN(10)	* 0.433639
+If Major = 770193 then LN(10)	* 0.06701713
+LN(Baseland/1000)	* 0.2914005
+LN(BldgRDNLC/1000)	* 0.5514653
+LN(AccyRCNLD/100)+1	* 0.01789348
+LN(Condition)	* 0.2007166
+If Lot size > 217,800 SF then LN(10)	* 0.08069535
+If Waterfront then LN(10)	* 0.141467

Then  $\text{EXP}(\text{Total}) * 1000 = \text{EMV}$   
Then Truncate EMV to the lower thousand

EMV	=	Total Value
Land Value	=	Base Land Value
Improvement Value	=	EMV – Base Land Value

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

#### **Supplemental Valuation Models for all neighborhoods**

- Multiple improvements on one site: Total EMV for Imp #1 + RCNLD for Imp #2
- If Grade 12 then EMV x 1.20
- If Grade 13 then EMV x 1.25

#### **Supplemental Valuation Models for Subarea 1**

- If Grade 10 in Major 955800-955805 (Woodside at McGarvey Park) then EMV x 1.10
- If Major 869150 or 869151 (Trovitsky Park) then EMV x 1.05
- If Grade 9 or 10 in Major 252305 or 362305 then EMV x 1.10
- If parcel is located in 30-23-06 then EMV x 1.10 *except*
  - If Grade 12 then EMV x 1.20
  - If Grade 10 on < 5 acres then EMV x 1.20
  - If Grade 5 then RCNLD x 1.10
  - If Fair condition then RCNLD x 1.10
  - If Major 770193 (Shadow Ridge) then EMV
  - If parcel has both a home and a mobile home then EMV x 1.10 w/o mobile home + mobile home RCNLD

#### **Supplemental Valuation Models for Subarea 2**

- If located in Neighborhood 22 then EMV x 1.20
- If located in Neighborhood 24 then EMV x 1.10
- If located in Neighborhood 26 then EMV x 1.20
- If Grade 3 then Imp RCNLD x 1.90 + Accy RCNLD
- If Grade 4, 5, or 6 and < 1,000 SF then Imp RCNLD x 1.65 + Accy RCNLD
- If Grade 11 then EMV x 1.10

#### **Supplemental Valuation Models for Subarea 3**

- If Grade 3 or 4 then RCNLD
- If Grade 5 then Imp RCNLD x 1.65 + Accy RCNLD
- If Grade 6 and > 1 acre then EMV x 1.07
- If Grade 7 and > 5 acres then EMV x .90
- If Grade 8 and < or = 5 acres then EMV x 1.05
- If Grade 10 and > 5 acres w/Accys then Imp EMV + Accy RCNLD
- If Grade 11 and 1980 or older the EMV x 1.15
- If Grade 8 or 9 and located in Major 885779 (Valley Ridge Div II) then EMV x 1.05

#### **Supplemental Valuation Models for Waterfront properties**

##### *Lake Desire – Neighborhood 10*

- If Grade 5 then RCNLD x .95
- If Grades 7, 8 or 9, then EMV x .95

##### *Spring Lake – Neighborhood 11*

- If Grade 4 then RCNLD
- If Grades 5-11 then EMV x .90

##### *Shady Lake – Neighborhood 12*

- If Grade 4 then RCNLD x .95
- If Grade 5 then RCNLD
- If Grades 7, 8 or 9 then EMV x 1.05

##### *Shadow Lake – Neighborhood 13*

- EMV x .75

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	511300	0720	12/04	\$167,000	540	0	4	1963	3	31000	N	N	19036 SE 161ST ST
1	770260	0850	04/05	\$185,000	650	0	4	1958	3	33909	Y	Y	17254 SE PETROVITSKY RD
1	302306	9137	05/06	\$312,000	1040	0	5	1955	3	84942	N	N	16610 194TH AVE SE
1	511280	0130	05/06	\$285,000	710	0	6	1957	5	19159	N	N	19015 SE 170TH ST
1	511290	0370	10/06	\$275,000	780	0	6	1968	4	21000	N	N	18631 SE 168TH ST
1	511290	0600	09/05	\$207,500	860	0	6	1963	3	21000	N	N	16805 186TH AVE SE
1	511300	0290	12/05	\$212,250	860	0	6	1959	3	17688	N	N	19205 SE 163RD ST
1	511310	0050	05/04	\$181,750	860	0	6	1964	4	17730	N	N	18816 SE 164TH ST
1	511290	0405	12/04	\$196,000	900	0	6	1970	3	9605	N	N	16837 188TH AVE SE
1	511280	0380	08/06	\$285,000	1010	0	6	1956	4	35250	N	N	19430 SE 170TH ST
1	511320	0300	04/04	\$189,900	1060	0	6	1974	3	15200	N	N	18657 SE 162ND ST
1	400840	0015	05/06	\$495,950	1110	890	6	1981	3	52272	Y	Y	18020 W LAKE DESIRE DR SE
1	511320	0090	02/05	\$227,000	1150	0	6	1967	4	7752	N	N	16314 186TH AVE SE
1	400840	0158	11/05	\$270,000	1210	0	6	1971	4	10067	N	N	18248 172ND AVE SE
1	511310	0090	08/04	\$224,000	1240	0	6	1971	4	16000	N	N	18825 SE 163RD ST
1	511290	0340	06/04	\$189,900	1290	0	6	1966	3	20000	N	N	16637 188TH AVE SE
1	511290	0120	07/06	\$286,800	1380	0	6	1967	4	29800	N	N	16614 188TH AVE SE
1	302306	9020	05/05	\$222,500	1540	0	6	1944	3	32867	N	N	19428 SE 176TH ST
1	252305	9035	09/05	\$260,999	1600	0	6	1972	4	13260	N	N	17455 W LAKE DESIRE DR SE
1	511310	0010	10/04	\$221,000	860	830	7	1960	3	19000	N	N	16331 190TH AVE SE
1	302306	9022	10/06	\$389,000	900	0	7	1995	3	87120	N	N	19459 SE 170TH ST
1	511320	0290	11/06	\$340,000	1060	460	7	1996	3	11760	N	N	18649 SE 162ND ST
1	511300	0420	04/05	\$270,000	1110	580	7	1961	3	20000	N	N	19014 SE 164TH ST
1	012205	9030	06/05	\$227,500	1120	0	7	1970	4	11325	N	N	17720 SE PETROVITSKY RD
1	511310	0270	10/04	\$280,000	1140	1140	7	1966	3	20792	N	N	16006 188TH AVE SE
1	511290	0660	09/05	\$227,250	1150	0	7	1969	3	20000	N	N	16642 184TH AVE SE



**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	401080	0050	06/04	\$424,950	1180	1150	7	2000	3	14742	Y	Y	18536 W LAKE DESIRE DR SE
1	145100	0080	05/05	\$265,000	1200	530	7	1968	4	10200	N	N	17201 194TH AVE SE
1	511280	0400	09/05	\$314,000	1200	1150	7	1977	3	13350	N	N	16842 194TH AVE SE
1	511280	0401	10/05	\$321,000	1200	1150	7	1977	3	12600	N	N	16848 194TH AVE SE
1	252305	9036	01/05	\$250,000	1250	0	7	1969	4	39558	N	N	17247 174TH AVE SE
1	511280	0042	12/04	\$320,000	1250	1220	7	1977	4	19200	N	N	17010 193RD AVE SE
1	511280	0060	04/04	\$349,900	1250	800	7	1959	4	94525	N	N	19225 SE 170TH ST
1	401080	0045	04/06	\$565,000	1290	1290	7	1965	4	14300	Y	Y	18528 W LAKE DESIRE DR SE
1	511325	0240	11/06	\$300,000	1350	0	7	1971	3	42426	N	N	18428 SE 162ND ST
1	511290	0080	05/04	\$210,000	1360	0	7	1963	4	24000	N	N	18816 SE 168TH ST
1	292306	9048	11/05	\$353,000	1380	0	7	1957	3	341946	N	N	16655 196TH AVE SE
1	302306	9186	11/05	\$310,000	1390	0	7	1991	3	14810	N	N	19417 SE 174TH ST
1	511300	0080	09/05	\$240,000	1390	0	7	1961	4	16340	Y	N	16222 193RD AVE SE
1	770260	0510	05/04	\$515,000	1400	1400	7	1966	4	24495	Y	Y	17861 SE 192ND DR
1	770260	0941	05/05	\$265,000	1450	0	7	1959	3	16585	N	N	17859 SE 196TH DR
1	511280	0320	05/04	\$291,500	1510	0	7	1959	3	47916	N	N	19041 SE 168TH ST
1	302306	9069	07/04	\$260,000	1540	0	7	1964	4	25264	N	N	18831 SE 164TH ST
1	302306	9077	06/04	\$231,900	1600	0	7	1960	4	24393	N	N	19229 SE 164TH ST
1	511300	0700	09/04	\$262,000	1600	0	7	1961	4	29500	N	N	19044 SE 161ST ST
1	511310	0200	07/06	\$370,000	1680	0	7	1978	3	19350	N	N	18814 SE 163RD ST
1	511325	0100	03/05	\$285,000	1680	0	7	2004	3	21760	N	N	18420 SE 164TH ST
1	511290	0590	07/06	\$385,000	1710	0	7	1990	3	20000	N	N	16659 186TH AVE SE
1	511290	0450	05/04	\$258,500	1750	0	7	1996	3	20900	N	N	16838 186TH AVE SE
1	770260	0370	11/05	\$525,000	1750	0	7	1994	3	15064	Y	Y	17617 SE 192ND DR
1	770260	0430	08/04	\$378,500	1760	0	7	1959	4	16840	Y	Y	17655 SE 192ND DR
1	511280	0181	08/04	\$285,000	1780	0	7	1960	3	29917	N	N	18835 SE 170TH ST
1	869150	0040	05/06	\$349,000	1900	0	7	2003	3	5668	N	N	17112 SE 181ST PL
1	869150	0180	01/06	\$365,000	1900	0	7	2003	3	5767	N	N	17010 SE 180TH PL
1	869150	0230	08/04	\$272,565	1900	0	7	2004	3	7405	N	N	16919 SE 180TH PL
1	869150	0400	08/04	\$296,864	1900	0	7	2004	3	5264	N	N	16941 SE 182ND PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	869150	0470	06/05	\$311,500	1900	0	7	2003	3	6206	N	N	16940 SE 183RD PL
1	869150	0910	10/06	\$376,000	1900	0	7	2004	3	5842	N	N	18013 171ST AVE SE
1	869151	0150	10/04	\$262,550	1900	0	7	2004	3	5194	N	N	18135 168TH WAY SE
1	869151	0320	08/04	\$262,915	1900	0	7	2004	3	4950	N	N	18136 168TH WAY SE
1	869151	0340	08/04	\$249,700	1900	0	7	2004	3	4950	N	N	18120 168TH WAY SE
1	145100	0040	08/06	\$320,000	1910	0	7	1968	3	17000	N	N	17228 194TH AVE SE
1	302306	9154	10/06	\$350,000	1930	0	7	1958	4	13068	N	N	19205 SE 164TH ST
1	869150	0880	01/04	\$275,877	2100	0	7	2004	3	5722	N	N	18037 171ST AVE SE
1	869151	0420	12/04	\$275,298	2100	0	7	2004	3	5940	N	N	18109 169TH AVE SE
1	511325	0030	05/05	\$349,950	2110	580	7	1968	4	21930	N	N	16223 186TH AVE SE
1	869150	0170	01/04	\$290,930	2230	0	7	2004	3	6667	N	N	17016 SE 180TH PL
1	869150	0190	10/04	\$270,530	2230	0	7	2004	3	6301	N	N	17004 SE 180TH PL
1	869150	0460	06/05	\$331,700	2230	0	7	2003	3	6516	N	N	18141 169TH AVE SE
1	869150	0510	03/05	\$300,062	2230	0	7	2005	3	5877	N	N	16945 SE 183RD PL
1	869150	0530	04/05	\$311,278	2230	0	7	2005	3	7921	N	N	16957 SE 183RD PL
1	869150	0720	01/04	\$275,840	2230	0	7	2003	3	10088	N	N	18208 171ST CT SE
1	869150	0840	03/04	\$268,941	2230	0	7	2004	3	5680	N	N	18131 171ST AVE SE
1	869150	0870	04/04	\$270,595	2230	0	7	2004	3	5809	N	N	18107 171ST AVE SE
1	869151	0050	11/04	\$303,422	2230	0	7	2004	3	6314	N	N	18015 168TH WAY SE
1	869151	0170	10/04	\$280,940	2230	0	7	2004	3	5717	N	N	18205 168TH WAY SE
1	869151	0290	02/05	\$313,637	2230	0	7	2004	3	8296	N	N	18218 168TH WAY SE
1	869151	0520	05/04	\$282,135	2230	0	7	2004	3	6193	N	N	16917 SE 182ND PL
1	869151	0660	11/04	\$273,920	2230	0	7	2004	3	5540	N	N	16907 SE 180TH PL
1	770260	0131	06/04	\$440,000	2270	0	7	1959	5	74923	N	N	17840 SE 192ND DR
1	869150	0290	11/04	\$290,115	2290	0	7	2004	3	6681	N	N	18217 171ST AVE SE
1	869150	0440	05/05	\$330,910	2290	0	7	2003	3	6296	N	N	17008 SE 183RD PL
1	869150	0850	02/04	\$279,710	2290	0	7	2004	3	5592	N	N	18123 171ST AVE SE
1	869150	0610	03/04	\$282,520	2330	0	7	2004	3	5134	N	N	18259 171ST CT SE
1	869150	0760	08/05	\$346,950	2330	0	7	2003	3	6559	N	N	18134 171ST AVE SE
1	869151	0510	03/05	\$310,695	2360	0	7	2005	3	5833	N	N	16926 SE 183RD PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	869150	0320	09/06	\$375,000	2390	0	7	2004	3	8240	N	N	18121 170TH PL SE
1	869150	0360	01/05	\$299,270	2390	0	7	2004	3	7600	N	N	16922 SE 182ND PL
1	869150	0090	09/06	\$439,950	2480	0	7	2004	3	6973	N	N	17109 SE 180TH CT
1	869150	0330	02/04	\$310,355	2480	0	7	2004	3	7265	N	N	18129 170TH PL SE
1	869150	0370	04/04	\$293,750	2480	0	7	2004	3	6515	N	N	16923 SE 182ND PL
1	869150	0390	04/04	\$290,485	2480	0	7	2004	3	5761	N	N	16935 SE 182ND PL
1	869150	0410	03/04	\$333,540	2480	0	7	2004	3	6112	N	N	16949 SE 182ND PL
1	869150	0430	05/05	\$390,000	2480	0	7	2003	3	6296	N	N	17014 SE 183RD PL
1	869150	0500	03/05	\$322,783	2480	0	7	2004	3	5349	N	N	16939 SE 183RD PL
1	869150	0520	03/05	\$309,834	2480	0	7	2004	3	5775	N	N	16951 SE 183RD PL
1	869150	0700	08/06	\$427,000	2480	0	7	2004	3	6029	N	N	18216 171ST CT SE
1	869150	0860	01/04	\$294,570	2480	0	7	2004	3	5847	N	N	18115 171ST AVE SE
1	869150	0940	02/04	\$327,840	2480	0	7	2004	3	6361	N	N	18022 170TH PL SE
1	869150	0960	03/04	\$306,800	2480	0	7	2004	3	7654	N	N	18038 170TH PL SE
1	869150	0980	11/04	\$339,777	2480	0	7	2004	3	7700	N	N	18116 170TH PL SE
1	869150	1020	01/04	\$311,511	2480	0	7	2004	3	7482	N	N	18210 170TH PL SE
1	869151	0040	11/04	\$318,591	2480	0	7	2004	3	5380	N	N	18009 168TH WAY SE
1	869151	0190	12/04	\$294,505	2480	0	7	2005	3	6210	N	N	18221 168TH WAY SE
1	869151	0230	02/05	\$317,167	2480	0	7	2005	3	6316	N	N	18253 168TH WAY SE
1	869151	0370	09/04	\$333,700	2480	0	7	2004	3	6203	N	N	18054 168TH WAY SE
1	869151	0440	09/04	\$301,755	2480	0	7	2004	3	5940	N	N	18125 169TH AVE SE
1	869151	0490	01/05	\$324,755	2480	0	7	2004	3	7727	N	N	18227 169TH AVE SE
1	869151	0650	12/04	\$298,265	2480	0	7	2004	3	7240	N	N	16901 SE 180TH PL
1	869150	0310	01/04	\$327,445	2490	0	7	2003	3	6195	N	N	18113 170TH PL SE
1	869150	0240	04/06	\$423,000	2630	0	7	2004	3	6176	N	N	18003 170TH PL SE
1	869150	0270	06/04	\$344,895	2630	0	7	2004	3	7692	N	N	18027 170TH PL SE
1	869150	0300	04/04	\$321,465	2630	0	7	2004	3	6927	N	N	18105 171ST PL SE
1	869150	0280	06/04	\$351,650	2820	0	7	2004	3	6801	N	N	18035 170TH PL SE
1	869150	0450	05/05	\$370,915	2820	0	7	2003	3	6603	N	N	16956 SE 183RD PL
1	869151	0620	12/04	\$334,290	2820	0	7	2004	3	6978	N	N	18058 169TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	770260	0015	10/04	\$735,000	2840	0	7	1979	3	186001	N	N	19023 172ND PL SE
1	302306	9059	09/05	\$342,500	2900	1100	7	1961	4	25700	N	N	19019 SE 164TH ST
1	869150	0210	08/05	\$426,000	3220	0	7	2005	3	6245	N	N	16924 SE 180TH PL
1	869150	0340	07/04	\$349,900	3220	0	7	2004	3	6727	N	N	16946 SE 182ND PL
1	869150	0380	07/04	\$355,215	3220	0	7	2004	3	6196	N	N	16929 SE 182ND PL
1	869150	0420	06/05	\$395,000	3220	0	7	2003	3	6842	N	N	17020 SE 183RD PL
1	869151	0020	11/04	\$344,044	3220	0	7	2005	3	8966	N	N	16906 SE 180TH PL
1	869151	0540	07/04	\$356,046	3220	0	7	2004	3	5735	N	N	18216 169TH AVE SE
1	869150	0950	05/04	\$365,265	3410	0	7	2004	3	7190	N	N	18030 170TH PL SE
1	869151	0180	10/04	\$397,135	3640	0	7	2004	3	6226	N	N	18213 168TH WAY SE
1	869150	0350	06/05	\$449,000	3930	0	7	2004	3	7926	N	N	16934 SE 182ND PL
1	869150	0540	01/05	\$448,000	3930	0	7	2003	3	6300	N	N	17011 SE 183RD PL
1	869150	0660	12/06	\$520,000	3930	0	7	2003	3	6241	N	N	18240 171ST CT SE
1	869150	0800	08/04	\$419,425	3930	0	7	2004	3	9725	N	N	18217 171ST AVE SE
1	869150	1000	07/04	\$421,125	3930	0	7	2004	3	7456	N	N	18132 170TH PL SE
1	869150	1010	04/04	\$414,881	3930	0	7	2004	3	7127	N	N	18202 170TH PL SE
1	869150	0670	09/06	\$549,950	3960	0	7	2003	3	6616	N	N	18234 171ST CT SE
1	869150	0260	06/04	\$416,040	4190	0	7	2004	3	8815	N	N	18019 170TH PL SE
1	869150	0550	11/04	\$432,500	4190	0	7	2003	3	6301	N	N	17019 SE 183RD PL
1	869150	0990	05/04	\$406,195	4190	0	7	2004	3	7504	N	N	18124 170TH PL SE
1	511310	0140	08/04	\$279,000	1370	470	8	1987	3	19350	N	N	18843 SE 161ST ST
1	400840	0075	04/05	\$485,000	1410	310	8	1988	4	17556	Y	Y	18300 W LAKE DESIRE DR SE
1	770260	0980	09/04	\$335,000	1520	1050	8	1970	3	88077	N	N	17805 SE 196TH DR
1	955800	0150	11/04	\$313,363	1620	0	8	2004	3	4150	N	N	17046 PARKSIDE WAY SE
1	955800	0170	05/04	\$271,753	1620	0	8	2004	3	3759	N	N	17005 PARKSIDE WAY SE
1	955800	0250	03/04	\$266,919	1620	0	8	2004	3	3975	N	N	17069 PARKSIDE WAY SE
1	955800	0720	04/05	\$315,000	1620	0	8	2004	3	3864	N	N	16934 WOODSIDE DR SE
1	955800	0860	06/04	\$279,950	1620	0	8	2004	3	4734	N	N	17074 166TH PL SE
1	955800	0890	04/04	\$266,130	1620	0	8	2004	3	4141	N	N	17050 166TH PL SE
1	955801	0240	06/04	\$282,160	1620	0	8	2004	3	4227	N	N	16624 SE 169TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955801	0350	06/04	\$269,950	1620	0	8	2003	3	3950	N	N	16878 WOODSIDE DR SE
1	955802	0630	06/06	\$385,000	1620	0	8	2002	3	3510	N	N	17217 WOODSIDE DR SE
1	955802	0680	02/04	\$259,600	1620	0	8	2002	3	3450	N	N	17113 WOODSIDE DR SE
1	955802	0850	10/04	\$278,000	1620	0	8	2002	3	2930	N	N	17028 165TH AVE SE
1	955802	0890	01/05	\$298,000	1620	0	8	2002	3	2930	N	N	17060 165TH AVE SE
1	955802	0910	02/05	\$320,000	1620	0	8	2003	3	3048	N	N	17076 165TH AVE SE
1	955803	0060	04/05	\$314,995	1620	0	8	2002	3	3579	N	N	16941 WOODSIDE DR SE
1	955803	0090	02/05	\$288,000	1620	0	8	2003	3	4872	N	N	16943 165TH PL SE
1	955803	0140	08/04	\$271,000	1620	0	8	2002	3	6913	N	N	16903 165TH PL SE
1	955804	1020	01/06	\$349,950	1620	0	8	2003	3	3897	N	N	16761 WOODSIDE DR SE
1	955804	1040	09/05	\$321,500	1620	0	8	2003	3	3836	N	N	16745 WOODSIDE DR SE
1	955805	0700	10/04	\$277,803	1620	0	8	2004	3	3200	N	N	16157 167TH AVE SE
1	362305	9070	04/06	\$535,000	1650	1240	8	1978	4	121968	N	N	17706 E LAKE DESIRE DR SE
1	955802	1130	05/04	\$321,450	1720	0	8	2004	3	4375	N	N	16730 166TH PL SE
1	770260	0020	10/04	\$349,500	1800	0	8	1981	3	71002	N	N	19022 172ND PL SE
1	955802	0980	09/05	\$356,000	1820	0	8	2002	3	2943	N	N	17023 WOODSIDE DR SE
1	955800	0230	08/06	\$405,000	1870	0	8	2004	3	3896	N	N	17053 PARKSIDE WAY SE
1	955800	0920	10/05	\$355,000	1870	0	8	2004	3	3636	N	N	17026 166TH PL SE
1	955801	0280	01/04	\$304,880	1870	0	8	2003	3	4135	N	N	16931 166TH PL SE
1	955801	0310	12/05	\$370,000	1870	0	8	2003	3	3862	N	N	16910 WOODSIDE DR SE
1	955802	0830	04/05	\$335,000	1870	0	8	2003	3	3089	N	N	17012 165TH AVE SE
1	955804	0980	06/06	\$412,000	1870	0	8	2003	3	3614	N	N	16732 WOODSIDE DR SE
1	955805	0570	10/04	\$281,550	1870	0	8	2004	3	6447	N	N	16108 167TH AVE SE
1	955805	0590	09/04	\$299,720	1870	0	8	2004	3	3361	N	N	16120 167TH AVE SE
1	955805	0840	08/05	\$349,950	1870	0	8	2004	3	3200	N	N	16128 166TH AVE SE
1	955800	0140	12/04	\$326,335	1900	0	8	2004	3	4150	N	N	17054 PARKSIDE WAY SE
1	955800	0220	02/04	\$287,434	1900	0	8	2004	3	3933	N	N	17045 PARKSIDE WAY SE
1	955800	0260	01/04	\$290,196	1900	0	8	2004	3	4552	N	N	17077 PARKSIDE WAY SE
1	955800	0700	10/05	\$348,000	1900	0	8	2004	3	3864	N	N	16950 WOODSIDE DR SE
1	955800	0870	03/04	\$283,950	1900	0	8	2004	3	4319	N	N	17066 166TH PL SE

**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955800	0900	03/04	\$277,343	1900	0	8	2004	3	3955	N	N	17042 166TH PL SE
1	955800	0950	05/04	\$302,115	1900	0	8	2004	3	3832	N	N	17002 166TH PL SE
1	955801	0290	01/04	\$292,099	1900	0	8	2003	3	3864	N	N	16926 WOODSIDE DR SE
1	955801	0330	05/04	\$291,597	1900	0	8	2003	3	4916	N	N	16610 SE 169TH ST
1	955801	0360	06/04	\$300,000	1900	0	8	2004	3	5317	N	N	16870 WOODSIDE DR SE
1	955802	0620	05/04	\$306,915	1900	0	8	2002	3	3835	N	N	17240 164TH WAY SE
1	955802	0690	06/05	\$329,550	1900	0	8	2002	3	3482	N	N	17105 WOODSIDE DR SE
1	955802	0740	07/06	\$385,000	1900	0	8	2002	3	8010	N	N	16503 SE 171ST PL
1	955802	0820	03/05	\$334,950	1900	0	8	2003	3	3890	N	N	17021 165TH AVE SE
1	955802	0900	10/06	\$381,200	1900	0	8	2002	3	2957	N	N	17068 165TH AVE SE
1	955802	0920	05/05	\$325,000	1900	0	8	2002	3	3691	N	N	17071 WOODSIDE DR SE
1	955802	0940	02/05	\$329,950	1900	0	8	2002	3	2943	N	N	17055 WOODSIDE DR SE
1	955802	1140	06/04	\$327,950	1900	0	8	2004	3	4315	N	N	16722 166TH PL SE
1	955804	1050	09/06	\$410,000	1900	0	8	2003	3	3920	N	N	16737 WOODSIDE DR SE
1	955804	1120	06/06	\$399,950	1900	0	8	2003	3	3510	N	N	16850 164TH WAY SE
1	955805	0730	12/04	\$306,732	1900	0	8	2004	3	3200	N	N	16139 167TH AVE SE
1	955800	0020	03/04	\$327,950	1920	0	8	2003	3	4402	N	N	17308 PARKSIDE WAY SE
1	955800	0980	09/06	\$405,000	1920	0	8	2002	3	4615	N	N	16948 166TH PL SE
1	955801	0150	08/04	\$367,975	1920	0	8	2003	3	5920	N	N	17000 PARKSIDE WAY SE
1	955801	0170	12/04	\$321,000	1920	0	8	2003	3	4596	N	N	16924 166TH PL SE
1	955802	1020	03/04	\$310,000	1920	0	8	2003	3	4511	N	N	16751 166TH PL SE
1	955802	1090	04/04	\$313,950	1920	0	8	2003	3	4513	N	N	16804 166TH PL SE
1	955800	0160	05/06	\$436,000	1940	0	8	2004	3	3971	N	N	17038 PARKSIDE WAY SE
1	955800	0240	02/04	\$274,220	1940	0	8	2004	3	3906	N	N	17061 PARKSIDE WAY SE
1	955800	0710	05/05	\$329,950	1940	0	8	2004	3	3864	N	N	16942 WOODSIDE DR SE
1	955800	0730	06/06	\$399,950	1940	0	8	2004	3	4135	N	N	16939 166TH PL SE
1	955800	0880	03/04	\$286,895	1940	0	8	2004	3	4268	N	N	17058 166TH PL SE
1	955800	0910	05/04	\$280,932	1940	0	8	2004	3	3779	N	N	17034 166TH PL SE
1	955801	0260	05/06	\$410,500	1940	0	8	2003	3	4135	N	N	16915 166TH PL SE
1	955801	0340	05/04	\$288,305	1940	0	8	2003	3	3956	N	N	16886 WOODSIDE DR SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955802	0610	10/04	\$298,223	1940	0	8	2004	3	4927	N	N	17216 164TH WAY SE
1	955804	0950	10/05	\$380,000	1940	0	8	2003	3	6353	N	N	16708 WOODSIDE DR SE
1	955804	1100	07/05	\$362,000	1940	0	8	2003	3	4345	N	N	16866 164TH WAY SE
1	955804	1140	12/05	\$383,000	1940	0	8	2003	3	5855	N	N	16834 164TH WAY SE
1	955805	0780	01/05	\$313,933	1940	0	8	2004	3	3200	N	N	16107 167TH AVE SE
1	955805	0870	12/04	\$293,190	1940	0	8	2004	3	3200	N	N	16146 166TH AVE SE
1	400840	0110	06/06	\$730,000	2020	140	8	1951	4	13496	Y	Y	18342 W LAKE DESIRE DR SE
1	955802	0670	09/04	\$299,500	2070	0	8	2002	3	3450	N	N	17121 WOODSIDE DR SE
1	955802	0760	08/05	\$350,000	2070	0	8	2002	3	5143	N	N	17071 165TH AVE SE
1	955802	0800	05/05	\$329,900	2070	0	8	2003	3	4608	N	N	17037 165TH AVE SE
1	955802	0950	05/05	\$336,950	2070	0	8	2002	3	2943	N	N	17047 WOODSIDE DR SE
1	955802	0730	04/04	\$275,500	2080	0	8	2002	3	5888	N	N	17228 164TH WAY SE
1	955800	0010	05/04	\$337,297	2130	0	8	2003	3	4196	N	N	17312 PARKSIDE WAY SE
1	955801	0020	05/04	\$339,950	2130	0	8	2003	3	4515	N	N	16819 SE 171ST PL
1	955801	0200	04/06	\$434,950	2130	0	8	2003	3	4971	N	N	16900 166TH PL SE
1	955802	1010	10/05	\$410,000	2130	0	8	2003	3	6003	N	N	16803 166TH PL SE
1	955802	1080	05/04	\$337,500	2130	0	8	2003	3	4529	N	N	16812 166TH PL SE
1	955800	0990	11/05	\$425,000	2160	0	8	2002	3	4602	N	N	16940 166TH PL SE
1	955801	0030	06/04	\$349,950	2190	0	8	2003	3	4501	N	N	16827 SE 171ST PL
1	955801	0070	02/04	\$360,110	2190	0	8	2003	3	8007	N	N	16860 SE 171ST PL
1	955802	1070	08/04	\$375,000	2190	0	8	2003	3	4568	Y	N	16711 166TH PL SE
1	955802	1150	03/04	\$338,950	2190	0	8	2003	3	4886	N	N	16714 166TH PL SE
1	770260	0190	04/06	\$750,000	2220	0	8	2000	3	15675	Y	Y	17251 SE 192ND DR
1	955802	1110	06/04	\$346,950	2280	0	8	2004	3	4446	N	N	16746 166TH PL SE
1	955802	1120	06/04	\$334,356	2280	0	8	2004	3	4425	N	N	16738 166TH PL SE
1	955800	0200	10/05	\$437,000	2410	0	8	2002	3	3917	N	N	17029 PARKSIDE WAY SE
1	955800	0840	04/04	\$347,720	2410	0	8	2003	3	3959	N	N	17059 166TH PL SE
1	955800	0110	05/04	\$371,288	2470	0	8	2003	3	4600	N	N	17078 PARKSIDE WAY SE
1	955800	0640	07/05	\$415,000	2470	0	8	2001	3	3834	N	N	17040 WOODSIDE DR SE
1	955800	0680	08/06	\$563,500	2470	0	8	2001	3	4238	N	N	17008 WOODSIDE DR SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955800	0850	04/04	\$338,850	2470	0	8	2003	3	4412	N	N	17067 166TH PL SE
1	955800	0120	01/05	\$376,000	2640	0	8	2001	3	4150	N	N	17070 PARKSIDE WAY SE
1	955800	0600	01/04	\$346,750	2640	0	8	2003	3	4334	N	N	17072 WOODSIDE DR SE
1	955800	0650	10/04	\$369,900	2640	0	8	2001	3	3841	N	N	17032 WOODSIDE DR SE
1	955800	0830	02/04	\$353,920	2640	0	8	2002	3	4135	N	N	17051 166TH PL SE
1	362305	9071	03/06	\$470,000	2720	0	8	1997	3	22603	N	N	18008 E LAKE DESIRE DR SE
1	302306	9040	08/04	\$496,000	2920	0	8	1998	3	118918	N	N	17021 196TH AVE SE
1	400840	0055	04/06	\$815,000	2940	1500	8	1999	3	30683	Y	Y	18220 W LAKE DESIRE DR SE
1	770260	0930	05/05	\$424,950	1860	0	9	2002	3	14334	N	N	17862 SE 192ND DR
1	955802	0150	03/05	\$452,850	1970	1080	9	2004	3	8582	N	N	17057 164TH WAY SE
1	955802	0190	11/05	\$499,950	1970	1160	9	2005	3	5500	N	N	17025 164TH WAY SE
1	770260	0580	09/06	\$949,000	2080	2050	9	2001	3	21150	Y	Y	17818 SE 196TH DR
1	955800	0430	04/06	\$435,500	2140	0	9	2003	3	4500	N	N	17228 WOODSIDE DR SE
1	955800	0580	06/04	\$349,950	2140	0	9	2003	3	4750	N	N	17114 WOODSIDE DR SE
1	955801	0140	07/04	\$400,000	2250	0	9	2003	3	5808	N	N	17004 PARKSIDE WAY SE
1	131044	0820	09/06	\$518,000	2270	0	9	1997	3	8443	N	N	17309 SE 186TH WAY
1	131044	0810	08/04	\$385,000	2290	0	9	1997	3	9439	N	N	17317 SE 186TH WAY
1	955800	0440	06/04	\$363,950	2310	0	9	2003	3	4500	N	N	17220 WOODSIDE DR SE
1	955800	0510	03/06	\$445,000	2310	0	9	2002	3	4687	N	N	16637 SE 171ST PL
1	955800	0420	04/04	\$354,855	2320	0	9	2003	3	5047	N	N	17302 WOODSIDE DR SE
1	955800	0540	07/04	\$352,000	2380	0	9	2003	3	4716	N	N	16629 171ST PL SE
1	955800	0290	04/05	\$450,000	2390	0	9	2001	3	4905	N	N	17123 PARKSIDE WAY SE
1	131044	0460	06/06	\$479,000	2430	0	9	1997	3	7500	N	N	17568 SE 186TH WAY
1	955800	0330	04/06	\$477,000	2430	0	9	2001	3	5074	N	N	16752 SE 173RD ST
1	955800	0450	08/06	\$476,000	2460	0	9	2003	3	4500	N	N	17212 WOODSIDE DR SE
1	955800	0520	02/04	\$354,950	2460	0	9	2002	3	4709	N	N	16639 SE 171ST PL
1	955802	0060	03/06	\$478,500	2460	0	9	2002	3	5508	N	N	17213 164TH WAY SE
1	955802	0350	03/05	\$429,950	2460	0	9	2002	3	5089	N	N	16874 164TH WAY SE
1	955802	0390	12/04	\$402,950	2460	0	9	2002	3	4750	N	N	16904 164TH WAY SE
1	955802	0600	03/06	\$457,000	2460	0	9	2003	3	5440	N	N	17152 164TH WAY SE



**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955804	0120	10/04	\$355,083	2460	0	9	2004	3	4561	N	N	16542 PARKSIDE WAY SE
1	955804	0170	10/04	\$370,933	2460	0	9	2004	3	5423	N	N	16514 PARKSIDE WAY SE
1	955804	0220	11/04	\$356,308	2460	0	9	2004	3	5079	N	N	16734 SE 165TH WAY
1	955804	0540	02/04	\$330,806	2460	0	9	2004	3	4275	N	N	16450 SE 166TH TER
1	955804	0580	05/06	\$460,000	2460	0	9	2004	3	4867	N	N	16402 SE 166TH TER
1	955804	0600	04/04	\$334,786	2460	0	9	2004	3	4275	N	N	16409 SE 166TH TER
1	955804	0650	02/05	\$438,000	2460	0	9	2003	3	7232	N	N	16433 SE 166TH TER
1	955804	0690	01/04	\$333,053	2460	0	9	2004	3	8093	N	N	16465 SE 166TH TER
1	955804	0700	12/04	\$383,376	2460	0	9	2004	3	7278	N	N	16601 SE 165TH WAY
1	955804	0910	07/04	\$339,950	2460	0	9	2004	3	4564	N	N	16635 SE 167TH ST
1	955804	0930	08/04	\$339,110	2460	0	9	2004	3	4597	N	N	16619 SE 167TH ST
1	955800	0410	03/04	\$357,710	2470	0	9	2003	3	4950	N	N	17310 WOODSIDE DR SE
1	955800	0560	10/05	\$439,000	2470	0	9	2002	3	4674	N	N	16633 WOODSIDE DR SE
1	955800	0590	04/04	\$363,500	2480	0	9	2003	3	5574	N	N	17106 WOODSIDE DR SE
1	955801	0090	02/06	\$525,000	2480	310	9	2004	3	8111	N	N	17072 168TH CT SE
1	955802	0470	05/05	\$399,500	2490	0	9	2002	3	5091	N	N	17006 164TH WAY SE
1	955804	0270	06/04	\$340,950	2490	0	9	2004	3	6009	N	N	16640 SE 165TH WAY
1	955804	0280	05/04	\$347,110	2490	0	9	2004	3	5387	N	N	16632 SE 165TH WAY
1	955804	0300	05/04	\$345,576	2490	0	9	2004	3	7458	N	N	16616 SE 165TH WAY
1	955804	0330	03/04	\$401,579	2490	0	9	2004	3	5767	N	N	16504 SE 165TH WAY
1	955804	0390	09/04	\$389,829	2490	0	9	2004	3	5634	N	N	16532 164TH PL SE
1	955804	0470	11/04	\$366,382	2490	0	9	2004	3	5350	N	N	16567 164TH AVE SE
1	955804	0570	03/04	\$336,775	2490	0	9	2004	3	4500	N	N	16410 SE 166TH TER
1	955804	0590	06/06	\$490,000	2490	0	9	2003	3	4703	N	N	16401 SE 166TH TER
1	955800	0040	12/05	\$469,950	2530	0	9	2001	3	5692	N	N	17156 PARKSIDE WAY SE
1	955800	0310	12/05	\$480,000	2530	0	9	2001	3	4905	N	N	17139 PARKSIDE DR E
1	955802	0160	03/05	\$512,336	2530	960	9	2004	3	5618	N	N	17049 164TH WAY SE
1	955802	0180	03/05	\$483,496	2530	960	9	2004	3	5500	N	N	17033 164TH WAY SE
1	955800	0340	10/05	\$459,000	2550	0	9	2001	3	4904	N	N	16757 SE 173RD ST
1	131044	0350	04/05	\$415,000	2580	0	9	1997	3	6379	N	N	17506 SE 186TH WAY

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955802	0530	07/05	\$449,950	2580	0	9	2003	3	5242	N	N	17054 164TH WAY SE
1	955801	0080	03/04	\$430,115	2590	0	9	2003	3	9284	N	N	17076 168TH CT SE
1	955802	0170	04/05	\$523,932	2610	1260	9	2004	3	5500	N	N	17041 164TH WAY SE
1	955804	0140	11/04	\$367,105	2620	0	9	2004	3	6338	N	N	16534 PARKSIDE WAY SE
1	955804	0260	04/04	\$341,950	2620	0	9	2004	3	4627	N	N	16702 SE 165TH WAY
1	955804	0320	02/04	\$373,170	2620	0	9	2004	3	5743	N	N	16512 SE 165TH WAY
1	955804	0380	09/04	\$420,000	2620	0	9	2004	3	6928	N	N	16540 164TH PL SE
1	955804	0460	09/04	\$361,718	2620	0	9	2004	3	5406	N	N	16559 164TH AVE SE
1	955804	0490	07/04	\$348,103	2620	0	9	2004	3	5350	N	N	16607 164TH AVE SE
1	955804	0530	02/04	\$347,678	2620	0	9	2004	3	5912	N	N	16458 SE 166TH TER
1	131044	0190	07/04	\$389,000	2650	0	9	1998	3	7191	N	N	18652 172ND PL SE
1	955805	0040	09/04	\$400,000	2650	0	9	2004	3	5124	N	N	16160 PARKSIDE WAY SE
1	131044	0140	04/05	\$405,000	2660	0	9	1998	3	7014	N	N	18637 172ND PL SE
1	131044	0270	12/04	\$394,950	2680	0	9	1998	3	6497	N	N	18601 173RD WAY SE
1	131043	0640	05/04	\$389,950	2690	0	9	1999	3	6028	N	N	18531 173RD WAY SE
1	131044	0840	04/06	\$475,000	2710	0	9	1997	3	7870	N	N	17310 SE 187TH ST
1	131044	0860	07/05	\$461,000	2710	0	9	1997	3	7635	N	N	17332 SE 187TH ST
1	131044	0440	03/06	\$463,000	2740	0	9	1997	3	7500	N	N	17556 SE 186TH WAY
1	131044	0470	03/06	\$480,000	2740	0	9	1998	3	7923	N	N	17602 SE 186TH WAY
1	131044	0480	06/04	\$385,000	2740	0	9	1998	3	8815	N	N	18604 176TH PL SE
1	131044	0900	02/05	\$419,950	2740	0	9	1998	3	8574	N	N	17360 SE 187TH ST
1	131044	0990	09/04	\$395,000	2740	0	9	1998	3	7022	N	N	17313 SE 187TH ST
1	955802	0010	03/04	\$389,950	2770	0	9	2002	3	4413	N	N	17241 164TH WAY SE
1	955804	0160	07/04	\$380,016	2770	0	9	2004	3	5423	N	N	16522 PARKSIDE WAY SE
1	955804	0210	11/04	\$368,918	2770	0	9	2004	3	6188	N	N	16501 PARKSIDE WAY SE
1	955804	0230	04/04	\$400,320	2770	0	9	2004	3	4432	N	N	16726 SE 165TH WAY
1	955804	0440	08/04	\$412,899	2770	0	9	2004	3	6377	N	N	16543 164TH PL SE
1	955804	0510	01/04	\$393,764	2770	0	9	2004	3	7126	N	N	16403 SE 165TH WAY
1	955804	0900	05/04	\$396,848	2770	0	9	2003	3	5012	N	N	16643 SE 167TH ST
1	955804	0920	06/04	\$359,246	2770	0	9	2003	3	4637	N	N	16627 SE 167TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955804	0940	05/04	\$360,689	2770	0	9	2003	3	4800	N	N	16611 SE 167TH ST
1	770193	0030	09/05	\$519,000	2780	0	9	1994	3	22488	N	N	17227 190TH AVE SE
1	131044	0420	12/04	\$384,700	2780	0	9	1997	3	7541	N	N	17544 SE 186TH WAY
1	131044	0550	03/05	\$429,950	2780	0	9	1997	3	10441	N	N	18607 176TH PL SE
1	131044	0560	01/06	\$410,000	2780	0	9	1997	3	7282	N	N	17567 SE 186TH WAY
1	955805	0420	05/05	\$455,000	2780	0	9	2004	3	6000	N	N	16583 SE 162ND ST
1	131044	0800	11/05	\$450,000	2810	0	9	1997	3	8534	N	N	17325 SE 187TH ST
1	131043	0220	08/04	\$360,000	2830	0	9	2001	3	5000	N	N	17314 SE 185TH PL
1	955802	0550	09/06	\$531,000	2840	0	9	2003	3	4750	N	N	17112 164TH WAY SE
1	955804	0520	01/04	\$363,691	2840	0	9	2004	3	8145	N	N	16411 SE 165TH WAY
1	955804	0100	04/04	\$459,950	2890	0	9	2003	3	5473	Y	N	16613 168TH TER SE
1	955804	0150	06/04	\$379,583	2890	0	9	2004	3	5185	N	N	16530 PARKSIDE WAY SE
1	955804	0190	10/04	\$391,814	2890	0	9	2004	3	5585	N	N	16513 PARKSIDE WAY SE
1	955804	0250	03/04	\$378,596	2890	0	9	2004	3	5431	N	N	16710 SE 165TH WAY
1	955804	0350	02/04	\$404,309	2890	0	9	2004	3	6294	N	N	16422 SE 165TH WAY
1	955804	0370	02/04	\$386,700	2890	0	9	2004	3	8026	N	N	16406 SE 165TH WAY
1	955804	0410	09/04	\$433,120	2890	0	9	2004	3	8332	N	N	16516 164TH PL SE
1	955804	0450	08/04	\$385,941	2890	0	9	2004	3	6180	N	N	16551 164TH AVE SE
1	955804	0500	08/04	\$392,668	2890	0	9	2004	3	7023	N	N	16615 164TH AVE SE
1	131043	0460	07/06	\$555,000	2900	0	9	2000	3	6467	N	N	17270 SE 185TH ST
1	955802	0230	10/04	\$435,000	2910	0	9	2002	3	6600	N	N	16961 164TH WAY SE
1	770193	0040	12/05	\$539,000	2920	0	9	1996	3	20348	N	N	17235 190TH AVE SE
1	955802	0400	09/06	\$568,888	2980	0	9	2003	3	4750	N	N	16912 164TH WAY SE
1	955804	0360	07/04	\$420,442	2980	0	9	2004	3	6038	N	N	16414 SE 165TH WAY
1	955804	0480	07/04	\$396,569	2980	0	9	2004	3	5350	N	N	16575 164TH AVE SE
1	955804	0200	10/04	\$378,201	2990	0	9	2004	3	4860	N	N	16505 PARKSIDE WAY SE
1	955804	0240	05/04	\$414,950	2990	0	9	2004	3	5155	N	N	16718 SE 165TH WAY
1	955804	0310	03/04	\$440,465	2990	0	9	2004	3	8381	N	N	16520 SE 165TH WAY
1	955804	0420	09/04	\$418,956	2990	0	9	2004	3	6062	N	N	16508 164TH PL SE
1	955804	0630	11/06	\$583,000	2990	0	9	2003	3	8096	N	N	16634 164TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955802	0110	07/05	\$565,000	3030	850	9	2003	3	5639	N	N	17127 164TH WAY SE
1	955805	0410	11/04	\$455,990	3030	0	9	2004	3	6000	N	N	16577 SE 162ND ST
1	131043	0470	08/04	\$432,500	3040	0	9	2000	3	6777	N	N	17264 SE 185TH ST
1	955801	0130	02/04	\$453,560	3050	0	9	2003	3	8849	N	N	17075 168TH CT SE
1	955804	0340	06/04	\$409,265	3050	0	9	2004	3	6384	N	N	16430 SE 165TH WAY
1	955804	0430	08/04	\$431,286	3050	0	9	2004	3	7184	N	N	16537 164TH PL SE
1	131043	0300	07/05	\$547,000	3060	0	9	2000	3	6551	N	N	17306 SE 185TH ST
1	131043	0170	07/06	\$600,000	3080	0	9	2000	3	7924	N	N	17337 SE 185TH PL
1	131043	0590	05/05	\$449,500	3080	0	9	2000	3	7171	N	N	18518 172ND LN SE
1	955802	0240	04/05	\$532,500	3080	0	9	2002	3	6600	N	N	16953 164TH WAY SE
1	955804	0090	03/05	\$580,000	3080	0	9	2003	3	6309	Y	N	16621 168TH TER SE
1	955804	0760	12/06	\$619,950	3080	0	9	2003	3	6075	N	N	16715 SE 165TH WAY
1	955805	0020	01/05	\$463,990	3150	0	9	2004	3	5757	N	N	16208 PARKSIDE WAY SE
1	955805	0290	02/05	\$502,990	3150	0	9	2004	3	6410	N	N	16123 166TH AVE SE
1	955805	0330	04/05	\$505,000	3150	0	9	2004	3	7171	N	N	16149 166TH AVE SE
1	955805	0370	12/04	\$469,990	3150	0	9	2004	3	5556	N	N	16564 SE 162ND ST
1	955802	0440	08/06	\$580,000	3190	0	9	2003	3	4750	N	N	16944 164TH WAY SE
1	955802	0480	07/06	\$582,000	3190	0	9	2003	3	4750	N	N	17014 164TH WAY SE
1	955804	0130	07/04	\$444,325	3190	0	9	2004	3	6335	N	N	16538 PARKSIDE WAY SE
1	955804	0180	07/04	\$409,047	3190	0	9	2004	3	7242	N	N	16506 PARKSIDE WAY SE
1	955804	0290	05/04	\$416,194	3190	0	9	2004	3	6921	N	N	16622 SE 165TH WAY
1	955804	0400	09/04	\$443,316	3190	0	9	2004	3	6199	N	N	16524 164TH PL SE
1	955805	0010	03/05	\$464,990	3190	0	9	2004	3	6520	N	N	16214 PARKSIDE WAY SE
1	955805	0060	11/04	\$430,000	3190	0	9	2004	3	6580	N	N	16148 PARKSIDE WAY SE
1	955805	0340	01/05	\$459,950	3190	0	9	2004	3	6406	N	N	16580 SE 162ND ST
1	955805	0150	12/04	\$495,000	3230	0	9	2004	3	7246	N	N	16720 SE 161ST ST
1	955805	0480	06/04	\$439,990	3230	0	9	2004	3	6000	N	N	16721 SE 162ND ST
1	131044	0660	02/04	\$440,000	3260	0	9	1997	3	7736	N	N	18626 175TH AVE SE
1	131044	0760	11/06	\$599,000	3260	0	9	1998	3	9522	N	N	18603 175TH AVE SE
1	131044	0930	05/05	\$524,550	3260	0	9	1997	3	7666	N	N	17359 SE 187TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	770260	0425	08/04	\$649,000	3270	0	9	2004	3	17360	Y	Y	17649 SE 192ND DR
1	955804	0750	03/04	\$499,900	3270	0	9	2003	3	5709	N	N	16707 SE 165TH WAY
1	131044	1000	01/04	\$435,000	3330	0	9	1999	3	8401	N	N	17305 SE 187TH ST
1	131043	0490	07/04	\$452,500	3330	0	9	2000	3	8042	N	N	17252 SE 185TH ST
1	131043	0070	12/06	\$577,150	3390	0	9	1999	3	7903	N	N	18553 174TH PL SE
1	131043	0160	11/05	\$589,950	3390	0	9	2000	3	8306	N	N	17331 SE 185TH PL
1	770260	0950	10/05	\$571,000	3410	0	9	2005	3	7332	N	N	17835 SE 196TH DR
1	131043	0030	07/06	\$604,001	3480	0	9	1999	3	8502	N	N	18532 174TH PL SE
1	955805	0160	01/05	\$629,900	2260	1480	10	2005	3	6939	N	N	16712 SE 161ST ST
1	955805	0170	12/04	\$585,439	2260	1480	10	2004	3	8700	N	N	16700 SE 161ST ST
1	770193	0130	03/05	\$505,000	2490	1120	10	1992	3	26537	N	N	17305 187TH PL SE
1	955805	0200	05/05	\$649,950	2490	780	10	2004	3	6333	N	N	16620 SE 161ST ST
1	770193	0360	06/05	\$520,000	2550	690	10	1991	3	33088	Y	N	17534 187TH PL SE
1	770193	0180	05/05	\$640,000	2710	1590	10	1992	3	70407	Y	N	17343 187TH PL SE
1	955805	0270	01/05	\$629,950	2750	700	10	2004	3	8751	N	N	16572 SE 161ST ST
1	955805	0250	10/04	\$649,900	2780	720	10	2004	3	10310	N	N	16582 SE 161ST ST
1	955805	0210	04/05	\$685,000	2830	830	10	2004	3	7648	N	N	16606 SE 161ST ST
1	955804	0800	12/05	\$647,000	2890	0	10	2003	3	7150	N	N	16646 SE 167TH ST
1	770193	0270	11/04	\$565,000	3050	830	10	1991	3	50733	Y	N	18624 SE 175TH CT
1	770193	0300	09/06	\$680,000	3060	0	10	1991	3	43116	N	N	17509 187TH PL SE
1	955805	0180	04/05	\$679,961	3060	840	10	2004	3	8606	N	N	16636 SE 161ST ST
1	955805	0190	04/05	\$680,000	3060	840	10	2004	3	6931	N	N	16628 SE 161ST ST
1	955804	0070	02/04	\$479,950	3080	0	10	2003	3	6288	Y	N	16637 168TH TER SE
1	955804	0810	09/04	\$565,417	3080	1020	10	2004	3	6308	Y	N	16638 SE 167TH ST
1	955804	0820	09/04	\$560,031	3080	920	10	2004	3	6015	Y	N	16630 SE 167TH ST
1	955804	0830	06/04	\$609,514	3080	920	10	2004	3	5573	Y	N	16618 SE 167TH ST
1	955804	0860	06/06	\$699,888	3080	920	10	2003	3	5874	Y	N	16600 SE 167TH ST
1	955804	0870	10/04	\$611,238	3080	920	10	2004	3	5701	Y	N	16518 SE 167TH ST
1	955804	0880	08/04	\$607,128	3080	1020	10	2004	3	5700	Y	N	16510 SE 167TH ST
1	955804	0890	06/04	\$587,210	3080	920	10	2004	3	5379	Y	N	16502 SE 167TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	955805	0240	11/04	\$650,000	3080	1160	10	2004	3	8004	N	N	16586 SE 161ST ST
1	770193	0350	11/04	\$515,000	3120	0	10	1991	3	31042	Y	N	17538 187TH PL SE
1	770193	0050	06/04	\$459,950	3150	0	10	1990	3	20189	N	N	18914 SE 174TH WAY
1	955804	0030	05/04	\$650,000	3170	760	10	2003	3	10287	Y	N	16725 168TH TER SE
1	955804	0060	07/06	\$700,000	3210	0	10	2003	3	7006	Y	N	16701 168TH TER SE
1	955804	0080	03/04	\$523,994	3210	0	10	2003	3	6016	Y	N	16629 168TH TER SE
1	511280	0070	07/06	\$700,000	3270	0	10	2006	3	94525	N	N	19129 SE 170TH ST
1	511280	0080	06/06	\$695,000	3270	0	10	2006	3	94089	N	N	19115 SE 170TH ST
1	770193	0290	10/06	\$715,000	3290	0	10	1991	3	50516	Y	N	18623 SE 175TH CT
1	770193	0250	06/06	\$695,000	3520	0	10	1991	3	22058	Y	N	17407 187TH PL SE
1	302306	9197	07/05	\$899,000	3620	1360	10	1997	3	219106	N	N	18418 SE 174TH WAY
1	302306	9166	08/06	\$975,000	5650	0	11	1992	3	217800	N	N	19100 SE 174TH ST
2	508800	0010	06/04	\$137,500	470	0	4	1932	3	16263	N	N	14241 SE 208TH ST
2	142205	9046	03/04	\$201,500	710	0	4	1955	3	88624	N	N	15313 SE 234TH PL
2	132205	9104	12/06	\$255,000	620	0	5	1948	3	42075	N	N	22861 172ND AVE SE
2	142205	9187	04/05	\$332,000	930	0	5	1926	5	197762	N	N	23214 148TH AVE SE
2	072206	9027	04/05	\$289,950	1010	0	5	1928	5	87120	N	N	21855 PETER GRUBB RD SE
2	032205	9070	07/05	\$370,000	1320	0	5	1944	5	125888	N	N	20625 147TH AVE SE
2	032205	9237	06/06	\$238,000	980	0	6	1970	3	13770	N	N	20512 147TH AVE SE
2	032205	9264	09/05	\$228,500	1020	0	6	1958	4	47044	N	N	20225 140TH AVE SE
2	132205	9002	10/04	\$368,900	1040	940	6	1999	3	273556	N	N	17405 SE 224TH ST
2	242205	9021	03/05	\$273,000	1230	0	6	1969	4	42688	N	N	17730 SE 245TH ST
2	132205	9061	03/05	\$190,000	1350	0	6	1963	4	10500	N	N	23851 178TH PL SE
2	261830	0490	12/06	\$292,000	1780	0	6	1957	4	8393	N	N	14313 SE 200TH ST
2	232205	9120	12/06	\$355,440	1900	0	6	1944	4	98881	Y	N	24201 164TH AVE SE
2	508800	0020	06/04	\$162,500	850	0	7	1959	4	14260	N	N	20811 144TH AVE SE
2	182206	9071	05/04	\$282,500	980	0	7	1967	4	94089	Y	N	22855 PETER GRUBB RD SE
2	072206	9017	09/06	\$453,000	1090	0	7	1956	4	284011	N	N	21645 PETER GRUBB RD SE
2	508800	0110	07/04	\$244,000	1090	1090	7	1968	4	17120	N	N	20824 144TH AVE SE
2	032205	9115	09/06	\$278,500	1100	0	7	1959	3	11832	N	N	20223 143RD PL SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	261830	0140	07/04	\$236,850	1180	0	7	1975	3	10296	N	N	14011 SE 201ST ST
2	261830	0240	07/05	\$238,000	1200	0	7	1967	4	10286	N	N	14034 SE 202ND ST
2	182206	9072	05/05	\$275,000	1220	0	7	1969	4	56192	N	N	19014 SE 240TH ST
2	261830	0220	09/04	\$229,950	1230	0	7	1965	3	10289	N	N	14048 SE 202ND ST
2	072206	9190	10/04	\$208,000	1280	0	7	1991	3	18718	N	N	21721 PETER GRUBB RD SE
2	032205	9145	11/05	\$279,500	1290	0	7	1962	4	11700	N	N	20242 143RD PL SE
2	182206	9086	10/06	\$490,000	1290	0	7	2006	3	47480	N	N	19420 SE 240TH ST
2	142205	9114	01/04	\$249,950	1300	800	7	1969	3	43416	N	N	15419 SE 234TH ST
2	142205	9079	11/06	\$545,000	1390	1390	7	2006	3	59296	N	N	15220 SE 240TH ST
2	032205	9300	10/04	\$257,400	1400	530	7	1977	3	9642	N	N	14003 SE 202ND ST
2	102205	9084	08/05	\$314,950	1430	530	7	1966	4	13530	N	N	14405 SE 208TH ST
2	032205	9307	06/05	\$287,000	1440	830	7	1978	3	11559	N	N	20212 140TH PL SE
2	232205	9046	09/05	\$225,650	1450	0	7	1960	3	31837	Y	N	15611 SE 240TH ST
2	370500	0010	10/05	\$277,500	1550	530	7	2003	3	3207	N	N	20410 137TH AVE SE
2	370500	0020	12/04	\$237,500	1550	530	7	2003	3	2275	N	N	20416 137TH AVE SE
2	370500	0030	10/05	\$276,000	1550	530	7	2003	3	2275	N	N	20424 137TH AVE SE
2	370500	0040	08/04	\$230,000	1550	530	7	2003	3	2275	N	N	20430 137TH AVE SE
2	370500	0050	07/04	\$229,000	1550	530	7	2003	3	2275	N	N	20436 137TH AVE SE
2	370500	0060	06/05	\$249,950	1550	530	7	2003	3	4252	N	N	20442 137TH AVE SE
2	370500	0070	11/04	\$240,000	1550	530	7	2003	3	2856	N	N	20477 137TH AVE SE
2	370500	0080	07/04	\$234,500	1550	530	7	2003	3	3013	N	N	20471 137TH AVE SE
2	370500	0090	12/04	\$239,500	1550	530	7	2003	3	3157	N	N	20454 137TH AVE SE
2	370500	0100	06/04	\$229,950	1550	530	7	2003	3	2050	N	N	20460 137TH AVE SE
2	370500	0110	04/04	\$229,950	1550	530	7	2003	3	2050	N	N	20466 137TH AVE SE
2	370500	0120	09/05	\$245,600	1550	530	7	2003	3	2050	N	N	20472 137TH AVE SE
2	370500	0130	03/05	\$239,500	1550	530	7	2003	3	2050	N	N	20478 137TH AVE SE
2	122205	9041	06/05	\$415,000	1590	1000	7	1956	4	227383	N	N	21421 PETER GRUBB RD SE
2	112205	9056	01/05	\$370,000	1620	0	7	1978	4	108900	N	N	22202 159TH AVE SE
2	261830	0200	08/06	\$429,500	1620	1510	7	1977	4	11354	N	N	14053 SE 201ST ST
2	032205	9204	03/06	\$300,000	1660	1600	7	1965	4	54450	N	N	14340 SE 202ND ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	142205	9025	01/05	\$264,950	1750	0	7	1980	3	19643	N	N	15235 SE 224TH ST
2	102205	9082	06/05	\$279,000	1890	0	7	1966	4	13860	N	N	14415 SE 208TH ST
2	132205	9060	03/06	\$549,000	2040	0	7	1989	3	108915	N	N	23910 170TH AVE SE
2	142205	9095	01/06	\$321,500	2090	0	7	1977	3	22415	N	N	23065 156TH AVE SE
2	142205	9234	10/04	\$437,500	2130	0	7	1987	3	95040	N	N	14922 SE 232ND ST
2	182206	9160	10/05	\$435,000	2130	0	7	1996	3	31832	N	N	22701 PETER GRUBB RD SE
2	238000	0220	11/05	\$399,500	2200	0	7	1973	3	38760	N	N	16441 SE 235TH ST
2	232205	9060	10/05	\$403,000	2280	0	7	1967	4	215186	N	N	24059 156TH AVE SE
2	182206	9097	12/05	\$402,500	2330	540	7	1985	3	206474	N	N	18415 SE 224TH ST
2	072206	9219	03/05	\$436,000	2670	0	7	1997	3	28500	N	N	18009 SE 216TH ST
2	242205	9134	05/06	\$480,000	2720	0	7	1977	3	196891	N	N	24639 180TH AVE SE
2	182206	9105	07/05	\$405,950	2830	0	7	1977	5	98010	N	N	19305 SE 232ND ST
2	112205	9061	04/06	\$550,000	3270	800	7	1984	3	189000	N	N	21604 148TH AVE SE
2	261830	0360	07/05	\$220,000	1030	0	8	1963	4	10875	N	N	14226 SE 201ST ST
2	261830	0370	06/06	\$275,000	1030	0	8	1963	4	10875	N	N	14218 SE 201ST ST
2	261830	0300	08/04	\$216,000	1060	0	8	1963	4	10080	N	N	14215 SE 200TH ST
2	261830	0470	09/05	\$244,000	1060	0	8	1964	4	11689	N	N	14212 SE 202ND ST
2	032205	9140	09/05	\$239,950	1100	0	8	1959	3	11760	N	N	14204 SE 202ND ST
2	032205	9224	08/04	\$339,950	1290	1000	8	1960	4	60548	N	N	14224 SE 208TH ST
2	261830	0350	05/05	\$235,000	1390	0	8	1964	4	12145	N	N	14234 SE 201ST ST
2	112205	9040	06/05	\$680,000	1580	1300	8	1968	4	208216	N	N	15014 SE 218TH ST
2	182206	9109	12/05	\$435,000	1600	720	8	1976	4	51836	N	N	19009 SE 237TH PL
2	701660	0010	03/06	\$409,000	1620	700	8	1987	3	39333	N	N	17206 SE 238TH ST
2	132205	9068	03/04	\$239,950	1640	0	8	1968	3	35719	N	N	16655 SE 236TH ST
2	142205	9173	04/04	\$545,000	1640	1550	8	1979	3	381356	N	N	16202 SE 229TH PL
2	152205	9124	12/04	\$385,000	1650	600	8	1974	3	81892	N	N	23316 145TH AVE SE
2	182206	9166	09/05	\$419,950	1920	0	8	2001	3	18448	N	N	22638 186TH AVE SE
2	152205	9110	09/04	\$390,000	1930	0	8	1974	3	76665	N	N	14715 SE 234TH PL
2	242205	9170	06/05	\$429,000	1970	0	8	1982	3	43995	N	N	17451 SE 243RD ST
2	182206	9146	09/04	\$405,522	2050	0	8	1992	3	108900	N	N	23319 190TH AVE SE



**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	142205	9049	11/05	\$429,950	2060	670	8	1965	4	129323	N	N	15101 SE 235TH ST
2	122205	9057	09/05	\$440,000	2210	290	8	1973	3	108900	N	N	22216 177TH AVE SE
2	182206	9114	06/04	\$435,000	2260	0	8	1999	3	38451	N	N	23212 194TH AVE SE
2	102205	9142	05/06	\$475,000	2410	0	8	1973	3	90169	N	N	13823 SE 216TH ST
2	102205	9071	04/05	\$689,000	2420	0	8	1992	3	219106	N	N	22111 144TH AVE SE
2	032205	9015	06/05	\$450,000	2520	0	8	1991	3	33569	N	N	20612 140TH AVE SE
2	132205	9035	08/05	\$763,000	2860	0	8	1991	3	405979	N	N	17630 SE 238TH ST
2	142205	9192	07/06	\$731,000	2990	0	8	1986	3	206854	N	N	16303 SE 232ND ST
2	132205	9014	06/05	\$783,000	3030	0	8	1993	3	870328	N	N	17540 SE 236TH PL
2	152205	9114	11/04	\$468,000	3260	2640	8	1973	3	111078	N	N	14421 SE 232ND ST
2	232205	9083	06/04	\$600,000	1930	940	9	1986	3	329749	Y	N	15717 SE 240TH ST
2	142205	9172	01/06	\$564,950	2250	0	9	1990	3	216963	N	N	16026 SE 229TH PL
2	142205	9184	04/04	\$495,000	2350	0	9	1983	3	217367	Y	N	23620 160TH AVE SE
2	142205	9196	10/05	\$925,000	2490	2460	9	1983	3	207318	Y	N	23516 156TH AVE SE
2	182206	9118	09/05	\$749,950	2560	1450	9	1997	3	55321	Y	N	23329 194TH AVE SE
2	370500	0160	08/06	\$494,950	2670	0	9	2006	3	9393	N	N	20490 137TH AVE SE
2	032205	9046	11/04	\$450,000	2690	1280	9	1989	3	81457	N	N	14319 SE 204TH PL
2	182206	9162	09/05	\$475,000	2740	0	9	1998	3	25264	N	N	22632 186TH AVE SE
2	182206	9117	08/06	\$640,000	2850	0	9	1991	3	87555	Y	N	19229 SE 234TH PL
2	102205	9007	04/04	\$635,000	3110	0	9	2003	3	46609	N	N	21034 135TH PL SE
2	182206	9084	01/06	\$525,000	3270	0	9	1985	3	41760	N	N	22650 186TH AVE SE
2	344490	0130	07/06	\$685,000	3490	0	9	1968	5	32400	N	N	21036 142ND AVE SE
2	102205	9164	01/04	\$750,000	3550	0	9	2003	3	340639	N	N	21011 135TH PL SE
2	132205	9001	08/04	\$675,000	3700	0	9	2004	3	86684	N	N	22612 177TH AVE SE
2	132205	9019	11/06	\$890,950	3760	0	9	2003	3	138085	N	N	23123 172ND AVE SE
2	112205	9066	07/04	\$610,000	3800	0	9	1996	3	56192	N	N	14912 SE 218TH ST
2	142205	9216	08/04	\$690,000	5340	0	9	1999	3	206913	N	N	14917 SE 236TH ST
2	344492	0010	10/04	\$415,000	1640	600	10	1979	3	40280	N	N	14229 SE 213TH ST
2	344492	0030	07/04	\$475,000	2130	1100	10	1976	3	39205	N	N	14319 SE 213TH ST
2	102205	9189	07/04	\$500,000	2680	700	10	1983	3	178160	N	N	13803 SE 208TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	132205	9151	06/05	\$851,000	2910	0	10	2004	3	152377	N	N	16741 SE 225TH ST
2	344492	0070	11/04	\$559,000	3880	610	10	1980	3	81021	N	N	21214 143RD AVE SE
2	122205	9015	11/06	\$1,125,000	3850	0	11	1994	3	449539	N	N	17206 SE 224TH ST
2	152205	9174	07/04	\$1,075,000	5250	0	11	2001	3	87120	N	N	22607 141ST AVE SE
2	142205	9048	06/06	\$2,050,000	7400	0	13	2003	3	329856	N	N	23007 156TH AVE SE
3	062206	9028	09/05	\$439,000	980	0	5	1915	4	280526	N	N	18834 SE LAKE YOUNGS RD
3	052206	9071	07/05	\$305,200	1470	700	6	1999	3	54014	N	N	20509 198TH AVE SE
3	072206	9160	06/06	\$515,000	2560	0	6	1925	5	93224	N	N	22050 PETER GRUBB RD SE
3	793760	0834	09/05	\$245,000	890	0	7	1971	4	29750	N	N	17915 WEST SPRING LAKE DR SE
3	745770	0100	08/06	\$259,950	910	0	7	1968	4	9570	N	N	18105 SE 254TH ST
3	052206	9017	11/06	\$555,000	940	750	7	1983	4	217800	N	N	21121 SE 206TH ST
3	770170	0660	08/05	\$230,000	1010	0	7	1968	4	18009	N	N	21306 188TH AVE SE
3	172206	9040	02/04	\$285,000	1020	1020	7	1969	4	108464	N	N	22819 204TH AVE SE
3	052206	9013	10/06	\$322,000	1060	640	7	1964	3	102366	N	N	20247 SE 206TH ST
3	745770	0240	03/04	\$205,950	1070	0	7	1968	4	10623	N	N	25308 181ST AVE SE
3	770162	0010	08/04	\$286,000	1140	1010	7	1996	3	9532	N	N	21420 191ST AVE SE
3	770160	0130	11/05	\$275,000	1280	0	7	1968	5	11666	N	N	18825 SE 214TH ST
3	092206	9135	09/05	\$405,000	1330	620	7	1972	5	108908	N	N	21625 215TH PL SE
3	793760	0300	04/05	\$336,000	1380	700	7	1963	4	48787	N	N	18410 EAST SPRING LAKE DR SE
3	202206	9117	07/04	\$209,000	1390	0	7	1962	4	11737	N	N	24226 197TH PL SE
3	511328	0050	01/05	\$376,501	1400	1400	7	1992	3	158122	N	N	22610 209TH AVE SE
3	770180	0050	07/05	\$484,000	1500	700	7	1973	4	19986	Y	Y	21604 188TH AVE SE
3	770170	0040	06/06	\$315,000	1510	0	7	1976	3	30199	N	N	18836 SE 213TH ST
3	072206	9214	04/04	\$255,000	1560	0	7	1968	4	23100	N	N	21320 185TH AVE SE
3	072206	9167	05/06	\$673,500	1570	1570	7	1973	4	46609	Y	Y	21445 192ND AVE SE
3	745770	0150	03/06	\$256,950	1580	0	7	1968	4	10800	N	N	25318 182ND AVE SE
3	793760	0525	11/04	\$355,450	1600	1500	7	1974	3	23200	N	N	18101 EAST SPRING LAKE DR SE
3	092206	9102	04/05	\$405,950	1610	670	7	1980	4	142876	N	N	21823 215TH AVE SE
3	052206	9096	04/06	\$656,500	1700	1590	7	1985	4	212572	N	N	20005 208TH AVE SE
3	092206	9145	05/06	\$470,950	1820	620	7	1981	4	54014	N	N	21831 SE 221ST ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	202206	9085	04/05	\$265,500	1820	0	7	1992	3	14850	N	N	24218 197TH AVE SE
3	770170	0480	04/05	\$320,000	1820	0	7	1962	4	20331	N	N	18514 SE 216TH ST
3	172206	9069	04/05	\$397,675	1860	1350	7	1966	4	125017	N	N	23630 196TH AVE SE
3	780190	0030	08/05	\$407,000	1860	1200	7	1975	4	63162	N	N	20427 SE 192ND ST
3	052206	9067	04/05	\$550,000	1970	1970	7	1972	4	215186	Y	N	19724 208TH AVE SE
3	172206	9021	09/06	\$549,000	2000	860	7	1994	3	218235	N	N	20132 SE 236TH ST
3	322306	9114	04/06	\$395,000	2040	0	7	1970	4	16500	Y	N	19717 SE 185TH PL
3	172206	9064	09/04	\$375,000	2070	0	7	1983	3	220413	N	N	23619 212TH AVE SE
3	770170	0190	07/05	\$389,950	2080	0	7	1966	4	29989	N	N	18647 SE 213TH ST
3	052206	9049	11/06	\$490,000	2150	0	7	1977	4	87120	N	N	20032 208TH AVE SE
3	172206	9005	08/06	\$465,000	2240	0	7	1994	4	217800	N	N	20304 SE 228TH ST
3	052206	9078	06/04	\$499,000	2414	1353	7	1999	3	205167	Y	N	20330 198TH AVE SE
3	062206	9013	10/05	\$590,000	2480	0	7	1977	4	137214	N	N	18622 SE LAKE YOUNGS RD
3	072206	9170	03/06	\$359,950	2540	0	7	1994	3	36116	N	N	18840 SE 216TH ST
3	770170	0470	04/04	\$379,950	3040	0	7	2000	3	20868	N	N	21520 185TH AVE SE
3	072206	9266	03/06	\$569,950	3210	0	7	1989	3	220849	N	N	20908 188TH AVE SE
3	172206	9050	05/05	\$432,000	1380	1100	8	1962	4	171190	N	N	22615 212TH AVE SE
3	793760	0839	11/05	\$336,000	1420	340	8	1974	4	38213	N	N	17929 WEST SPRING LAKE DR SE
3	793810	0050	02/06	\$370,000	1460	780	8	1963	4	13860	N	N	18017 187TH AVE SE
3	092206	9183	04/06	\$469,500	1550	0	8	1994	3	284882	Y	N	21820 220TH AVE SE
3	322306	9134	05/05	\$390,000	1610	1090	8	1979	3	191664	N	N	20102 SE 192ND ST
3	793760	0856	10/04	\$413,177	1630	900	8	1966	4	75794	N	N	17823 WEST SPRING LAKE DR SE
3	885779	0020	07/04	\$310,000	1770	0	8	1993	3	15600	N	N	19928 SE 242ND PL
3	172206	9092	07/05	\$459,500	1880	500	8	1972	3	102299	N	N	22459 212TH AVE SE
3	793810	0030	09/04	\$327,000	1910	0	8	1987	3	22260	N	N	18006 187TH AVE SE
3	885779	0110	11/06	\$420,000	1920	0	8	1993	3	16152	N	N	19913 SE 243RD PL
3	092206	9155	10/05	\$498,000	1930	1210	8	1982	4	77972	N	N	22229 SWEENEY RD SE
3	162206	9105	10/05	\$420,000	1970	0	8	1989	3	115434	N	N	23710 212TH AVE SE
3	052206	9119	08/05	\$655,000	2040	680	8	1985	3	60657	N	N	20025 SE 206TH ST
3	885779	0170	03/06	\$400,000	2050	0	8	1994	3	16471	N	N	24214 199TH PL SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	172206	9106	06/04	\$340,000	2090	0	8	1980	3	119753	N	N	20015 SE 236TH ST
3	192206	9103	01/06	\$325,400	2110	0	8	1967	4	19800	N	N	25450 180TH AVE SE
3	793760	0265	06/04	\$345,000	2150	0	8	1989	3	42688	Y	N	18636 EAST SPRING LAKE DR SE
3	950880	0010	09/05	\$508,000	2170	650	8	1994	3	209088	N	N	19717 SE 212TH ST
3	172206	9130	08/05	\$450,000	2180	0	8	1988	4	42525	N	N	23915 205TH AVE SE
3	885779	0090	12/06	\$430,500	2180	0	8	1994	3	17460	N	N	19905 SE 243RD PL
3	322306	9021	08/06	\$390,000	2250	0	8	1979	4	56628	N	N	19826 SE 192ND ST
3	172206	9105	09/06	\$659,950	2290	0	8	1977	3	155509	N	N	20014 SE 240TH ST
3	202206	9195	10/06	\$509,900	2290	0	8	1990	3	44469	N	N	24608 197TH AVE SE
3	052206	9079	11/05	\$365,000	2330	0	8	1985	3	117612	N	N	20233 SE 192ND ST
3	192206	9051	05/05	\$440,000	2360	0	8	2000	3	42250	N	N	19435 SE WAX RD
3	052206	9093	03/06	\$547,000	2410	0	8	1994	3	141570	N	N	20919 SE 202ND ST
3	062206	9010	05/06	\$549,950	2430	0	8	2005	3	18017	N	N	18506 SE PETROVITSKY RD
3	092206	9188	06/06	\$549,000	2430	0	8	2005	3	69260	N	N	21140 212TH AVE SE
3	052206	9111	08/06	\$650,000	2620	0	8	1992	3	214750	N	N	20417 SE 198TH ST
3	793760	0813	05/04	\$325,000	2630	0	8	1978	4	16552	N	N	18109 WEST SPRING LAKE DR SE
3	092206	9130	12/05	\$563,000	2810	0	8	1972	4	204732	Y	N	21640 215TH PL SE
3	885779	0080	03/04	\$395,000	2970	0	8	1994	3	21637	N	N	19908 SE 243RD PL
3	162206	9150	09/05	\$742,500	2990	0	8	1997	3	89564	N	N	22550 212TH AVE SE
3	072206	9254	04/06	\$522,500	3090	0	8	1978	3	81021	N	N	19417 SE 209TH PL
3	072206	9255	07/05	\$565,000	3140	0	8	1979	4	79279	N	N	21013 196TH AVE SE
3	172206	9127	07/06	\$680,000	3180	0	8	1994	3	215410	N	N	22500 204TH AVE SE
3	172206	9152	01/04	\$449,950	3200	0	8	2004	3	155073	N	N	22810 204TH AVE SE
3	511328	0080	12/05	\$749,000	3920	0	8	2001	3	188179	N	N	22725 209TH AVE SE
3	082206	9060	05/06	\$824,500	5060	0	8	1980	3	287496	N	N	21829 210TH AVE SE
3	793760	0833	08/05	\$465,000	2060	0	9	1982	4	18751	N	N	17921 WEST SPRING LAKE DR SE
3	793760	0385	03/06	\$715,000	2290	0	9	2000	3	52162	Y	Y	18605 EAST SPRING LAKE DR SE
3	162206	9127	03/06	\$875,000	2690	1270	9	1989	4	321908	N	N	22401 SWEENEY RD SE
3	082206	9098	05/04	\$525,000	2740	0	9	1992	3	107153	N	N	20919 SE 213TH ST
3	082206	9019	10/04	\$580,000	3070	0	9	1995	3	117970	N	N	21115 SE 213TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	072206	9071	12/04	\$473,208	3170	0	9	2004	3	40292	N	N	20910 184TH AVE SE
3	092206	9162	07/06	\$725,000	3210	400	9	1985	4	99316	N	N	22111 217TH AVE SE
3	793760	0725	10/06	\$775,000	3220	0	9	1985	3	22875	Y	Y	18220 WEST SPRING LAKE DR SE
3	052206	9130	05/05	\$534,000	3450	0	9	1994	3	95832	N	N	21035 SE 202ND ST
3	172206	9047	05/06	\$646,631	3480	0	9	2006	3	98881	N	N	20316 SE 240TH ST
3	708999	0010	10/04	\$783,000	3500	0	9	1994	3	299257	N	N	19955 SE 236TH ST
3	172206	9143	11/05	\$699,900	3650	0	9	2005	3	108900	N	N	20322 SE 240TH ST
3	202206	9199	07/05	\$625,000	3670	0	9	1992	3	49385	N	N	20208 SE 245TH ST
3	092206	9016	10/04	\$527,000	3170	0	10	1992	3	111078	N	N	21511 SE 215TH ST
3	052206	9012	07/04	\$860,000	3370	0	10	1990	3	413820	N	N	19819 SE 206TH ST
3	202206	9198	11/06	\$815,000	3560	0	10	2006	3	53857	N	N	20213 SE 245TH ST
3	708999	0020	06/06	\$799,950	3560	0	10	2006	3	163350	N	N	19904 SE 240TH ST
3	092206	9186	08/05	\$859,950	4360	0	10	2000	3	81022	N	N	21410 SE 215TH ST
3	322306	9010	07/05	\$1,232,500	5200	1340	10	2000	3	305355	N	N	19630 SE 184TH ST
3	793790	0210	01/04	\$900,000	2930	1930	11	2002	3	40426	N	N	19420 185TH AVE SE
3	793790	0040	03/06	\$910,000	3630	0	11	2000	3	30570	N	N	19906 183RD WAY SE
3	793790	0180	06/06	\$920,000	3780	0	11	2005	3	39971	N	N	19442 185TH AVE SE
3	793790	0100	10/05	\$928,900	3990	0	11	2005	3	49747	N	N	19534 183RD WAY SE
3	793790	0190	02/04	\$835,875	4110	0	11	2003	3	40971	N	N	19438 185TH AVE SE
3	793790	0010	05/05	\$825,500	4120	0	11	2000	3	48226	N	N	19929 183RD WAY SE
3	793790	0020	09/05	\$900,000	4340	0	11	2000	3	34828	N	N	19821 183RD WAY SE
3	793790	0200	10/05	\$1,100,000	4460	0	11	2002	3	49951	N	N	19430 185TH AVE SE
3	793790	0090	07/05	\$874,000	4550	0	11	2005	3	70676	N	N	19541 183RD WAY SE
3	793790	0140	08/05	\$1,080,000	4820	0	11	2004	3	43585	N	N	18408 SE 195TH PL
3	092206	9177	12/05	\$1,090,000	3760	0	12	2000	3	54450	N	N	21308 SE 215TH ST
3	052206	9051	04/06	\$3,231,000	8905	0	13	2004	3	216057	N	N	20133 SE 206TH ST

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	117300	0020	10/05	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	131044	0650	02/04	\$390,000	RELOCATION - SALE BY SERVICE
1	302306	9191	08/06	\$52,500	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
1	362305	9081	08/05	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	362305	9086	12/04	\$125,000	SEGREGATION AND/OR MERGER; ET.AL.
1	400840	0080	05/05	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
1	400840	0365	10/04	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	400840	0375	09/05	\$467,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	400840	0515	12/04	\$155,000	NON-REPRESENTATIVE SALE
1	401080	0055	08/04	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	401080	0100	05/04	\$250,000	SEGREGATION AND/OR MERGER; MOBILE HOME
1	511280	0195	05/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	511280	0210	06/04	\$15,000	QUIT CLAIM DEED
1	511280	0233	04/04	\$282,360	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
1	511280	0240	10/04	\$77,400	NON-REPRESENTATIVE SALE; MOBILE HOME
1	511280	0291	06/05	\$165,000	SEGREGATION AND/OR MERGER
1	511280	0360	04/04	\$94,000	NON-REPRESENTATIVE SALE; MOBILE HOME
1	511280	0410	05/06	\$241,802	QUIT CLAIM DEED
1	511290	0240	06/05	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
1	511290	0250	09/04	\$90,000	NON-REPRESENTATIVE SALE; MOBILE HOME
1	511290	0670	03/06	\$4,000	NON-REPRESENTATIVE SALE
1	511290	0680	12/06	\$10,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
1	511300	0110	08/05	\$60,000	NON-REPRESENTATIVE SALE; MOBILE HOME
1	511300	0430	03/06	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	511300	0510	05/04	\$87,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	511300	0550	11/04	\$274,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	511300	0690	05/04	\$100,000	MOBILE HOME; REL. PARTY, FRIEND, OR NEIGHBOR
1	511320	0070	04/05	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	511320	0100	10/06	\$15,000	NO MARKET EXPOSURE
1	511320	0340	10/05	\$57,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
1	511325	0110	07/05	\$95,000	MOBILE HOME
1	511325	0120	07/06	\$144,950	TEAR DOWN; IMP. CHAR. CHANGED SINCE SALE; ET.AL.
1	511325	0200	02/06	\$100,750	QUIT CLAIM DEED
1	511325	0220	09/05	\$130,000	NON-REPRESENTATIVE SALE
1	770193	0440	08/05	\$236,086	QUIT CLAIM DEED; PARTIAL INT. (1/3, 1/2, Etc.); ET.AL.
1	770193	0450	08/05	\$236,086	QUIT CLAIM DEED; PARTIAL INT. (1/3, 1/2, Etc.); ET.AL.
1	770260	0011	09/06	\$775,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
1	770260	0021	08/05	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
1	770260	0080	03/06	\$290,000	SEG. AND/OR MERGER; BUILDER OR DEVP. SALES
1	770260	0090	03/06	\$505,620	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
1	770260	0100	10/05	\$330,000	NO MARKET EXPOSURE; BUILDER OR DEVP SALES
1	770260	0130	07/06	\$1,210,000	MULTI-PARCEL SALE; ET.AL.
1	770260	0132	07/06	\$1,210,000	MULTI-PARCEL SALE; ET.AL.

**Improved Sales Removed From This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	770260	0952	09/06	\$275,000	NON-REPRESENTATIVE SALE
1	770260	1049	11/04	\$271,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	869150	0200	05/05	\$110,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
1	955800	0070	03/04	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	955800	0100	09/04	\$377,388	RELOCATION - SALE TO SERVICE
1	955801	0180	05/06	\$445,000	RELOCATION - SALE TO SERVICE
1	955801	0230	12/05	\$379,950	RELOCATION - SALE TO SERVICE
1	955801	0300	11/06	\$320,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	955802	0860	02/05	\$303,000	RELOCATION - SALE TO SERVICE
1	955802	0960	05/04	\$92,725	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
1	955804	0840	06/04	\$559,940	NON-REPRESENTATIVE SALE
1	955804	0850	05/04	\$546,995	PRESALE; NON-REPRESENTATIVE SALE
1	955804	1000	10/05	\$144,503	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
1	955805	0220	02/04	\$682,500	MULTI-PARCEL SALE; BUILDER OR DEVP. SALES
1	955805	0230	02/04	\$682,500	MULTI-PARCEL SALE; BUILDER OR DEVP. SALES
1	955805	0260	02/04	\$682,500	MULTI-PARCEL SALE; BUILDER OR DEVP. SALES
2	032205	9136	10/06	\$383,000	MULTI-PARCEL SALE; ET.AL.
2	032205	9137	10/06	\$383,000	MULTI-PARCEL SALE; ET.AL.
2	032205	9162	11/04	\$191,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	032205	9188	10/06	\$139,000	MOBILE HOME
2	102205	9013	03/05	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	102205	9094	09/06	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
2	102205	9148	04/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	102205	9182	12/04	\$25,000	OPEN SPACE DESIGNATION CONT./OK'D AFTER SALE
2	102205	9190	01/05	\$330,000	NON-REPRESENTATIVE SALE
2	112205	9043	9/06	\$590,000	NO MARKET EXPOSURE
2	132205	9005	6/05	\$333,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	132205	9079	09/04	\$112,487	QUIT CLAIM DEED; MULTI-PARCEL SALE; ET.AL.
2	132205	9080	01/04	\$75,515	QUIT CLAIM DEED; MULTI-PARCEL SALE; ET.AL.
2	132205	9094	09/04	\$112,487	QUIT CLAIM DEED; MULTI-PARCEL SALE; ET.AL.
2	132205	9105	01/04	\$75,515	QUIT CLAIM DEED; MULTI-PARCEL SALE; ET.AL.
2	132205	9147	10/04	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	132205	9152	09/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	142205	9005	03/04	\$107,500	NON-REPRESENTATIVE SALE
2	142205	9109	11/05	\$115,000	NON-REPRESENTATIVE SALE
2	142205	9132	02/06	\$72,413	QUIT CLAIM DEED; PARTIAL INT. (1/3, 1/2, Etc.); ET.AL.
2	142205	9142	02/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	142205	9145	06/04	\$70,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; ET.AL.
2	142205	9206	01/04	\$13,000	MULTI-PARCEL SALE
2	142205	9230	01/04	\$13,000	MULTI-PARCEL SALE
2	152205	9118	10/05	\$324,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	182206	9032	06/04	\$223,500	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
2	182206	9050	08/06	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	182206	9056	04/06	\$78,000	QUIT CLAIM DEED
2	182206	9073	06/06	\$96,000	NON-REPRESENTATIVE SALE; MOBILE HOME
2	182206	9152	08/04	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
2	261830	0550	10/05	\$85,363	QUIT CLAIM DEED

**Improved Sales Removed From This Physical Inspection Analysis  
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	042206	9088	05/06	\$503,000	NON-REPRESENTATIVE SALE
3	052206	9056	10/06	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	052206	9058	03/05	\$200,000	MOBILE HOME; ET.AL.
3	052206	9066	05/06	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	052206	9073	09/05	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	052206	9113	02/06	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	062206	9019	08/06	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	062206	9022	07/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	062206	9037	12/06	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
3	062206	9087	08/05	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	062206	9111	02/06	\$89,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	062206	9121	04/04	\$690,465	SEGREGATION AND/OR MERGER
3	062206	9131	06/04	\$115,000	NON-REPRESENTATIVE SALE
3	072206	9015	01/05	\$250,000	GOVERNMENT AGENCY
3	072206	9222	02/04	\$7,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	072206	9224	12/04	\$500,000	MULTI-PARCEL SALE
3	072206	9226	12/04	\$500,000	MULTI-PARCEL SALE
3	092206	9059	06/05	\$150,000	QUIT CLAIM DEED
3	092206	9098	11/04	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
3	092206	9144	05/05	\$339,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	092206	9167	04/04	\$82,805	PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
3	092206	9168	01/04	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	092206	9184	01/04	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	172206	9003	01/06	\$220,000	PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
3	172206	9045	2/04	\$389,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	172206	9086	11/05	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	172206	9157	12/04	\$152,809	QUIT CLAIM DEED
3	182206	9002	10/06	\$565,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	182206	9038	08/05	\$560,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	192206	9039	05/05	\$380,000	NO MARKET EXPOSURE; CHANGE OF USE
3	192206	9120	08/06	\$2,600	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	192206	9133	08/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	192206	9180	03/05	\$139,900	MOBILE HOME; REL. PARTY, FRIEND, OR NEIGHBOR
3	202206	9025	02/05	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	202206	9030	07/04	\$190,000	NON-PROFIT ORGANIZATION
3	202206	9201	02/04	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	259270	0190	01/04	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	302206	9033	09/06	\$1,800	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	302206	9041	09/06	\$2,200	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	302206	9051	09/06	\$4,100	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	302206	9073	10/06	\$3,200	EASEMENT OR RIGHT-OF-WAY
3	302206	9079	09/06	\$2,000	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	302206	9080	09/06	\$2,000	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	302206	9081	08/06	\$2,000	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY
3	312306	9019	05/05	\$395,000	SEGREGATION AND/OR MERGER; ET.AL.
3	312306	9021	05/05	\$395,000	SEGREGATION AND/OR MERGER; ET.AL.
3	312306	9022	05/05	\$395,000	SEGREGATION AND/OR MERGER; ET.AL.



**Improved Sales Removed From This Physical Inspection Analysis  
Area 60**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	312306	9033	05/05	\$395,000	SEGREGATION AND/OR MERGER; ET.AL.
3	322306	9043	05/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
3	362305	9103	11/05	\$375,000	TEAR DOWN; MOBILE HOME
3	511328	0010	09/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	511328	0020	09/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	745770	0050	10/06	\$2,250	EASEMENT OR RIGHT-OF-WAY
3	745770	0060	10/06	\$2,250	EASEMENT OR RIGHT-OF-WAY
3	770162	0040	05/04	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	770162	0060	09/04	\$6,000	NON-REPRESENTATIVE SALE
3	770162	0120	11/04	\$20,000	NON-REPRESENTATIVE SALE
3	770170	0060	06/06	\$175,884	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
3	770170	0070	07/04	\$28,000	NON-REPRESENTATIVE SALE
3	770170	0363	07/06	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	770170	0390	05/05	\$62,218	QUIT CLAIM DEED; MOBILE HOME; ET.AL.
3	770170	0490	01/05	\$160,000	NON-REPRESENTATIVE SALE
3	770260	1090	05/04	\$52,000	QUIT CLAIM DEED; PARTIAL INT. (1/3, 1/2, Etc.); ET.AL.
3	793760	0010	07/06	\$133,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
3	793760	0085	07/04	\$323,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	793760	0275	03/05	\$377,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	793760	0355	10/05	\$1,000	NON-REPRESENTATIVE SALE
3	793760	0380	06/04	\$277,500	SEGREGATION AND/OR MERGER; ET.AL.
3	793760	0430	06/05	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	793760	0435	06/05	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	793760	0575	03/06	\$300,120	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
3	793760	0730	06/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	793760	0735	06/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	869150	1050	11/06	\$70,000	NO MARKET EXPOSURE

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of + 9.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### **Area 60 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=5	10	0.887	1.002	13.0%	0.887	1.118
6	25	0.872	0.918	5.2%	0.861	0.975
7	203	0.904	1.011	11.8%	0.991	1.031
8	174	0.861	0.986	14.6%	0.964	1.008
9	180	0.922	0.983	6.6%	0.964	1.002
10	44	0.921	0.993	7.8%	0.955	1.031
11+	16	0.880	0.951	8.1%	0.892	1.011
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1949	9	0.918	0.979	6.7%	0.857	1.101
1950-1959	21	0.835	0.941	12.7%	0.853	1.029
1960-1969	65	0.940	1.042	10.8%	1.010	1.074
1970-1979	53	0.849	0.956	12.6%	0.923	0.989
1980-1989	38	0.861	0.966	12.2%	0.911	1.021
1990-1999	91	0.897	0.961	7.2%	0.933	0.989
2000-2006	375	0.907	0.998	10.1%	0.985	1.012
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	548	0.905	0.988	9.2%	0.977	1.000
Good	94	0.857	0.988	15.3%	0.957	1.019
Very Good	10	0.854	0.979	14.6%	0.859	1.099
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	178	0.875	0.978	11.8%	0.956	1.000
1.5	22	0.857	0.987	15.2%	0.916	1.058
2	449	0.912	0.996	9.2%	0.983	1.008
2.5	2	0.694	0.755	8.7%	-1.372	2.881
3	1	0.878	1.041	18.7%	N/A	N/A

## Area 60 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-1000	21	0.863	0.926	7.3%	0.849	1.002
1001-1500	75	0.874	0.986	12.7%	0.953	1.018
1501-2000	156	0.887	1.013	14.1%	0.991	1.035
2001-2500	161	0.902	1.000	10.9%	0.977	1.023
2501-3000	110	0.911	0.991	8.8%	0.967	1.016
3001-3500	87	0.923	0.979	6.1%	0.954	1.005
3501-4000	25	0.874	0.942	7.8%	0.896	0.988
4001-9000	17	0.881	0.952	8.1%	0.894	1.010
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	600	0.897	0.989	10.2%	0.978	1.000
Y	52	0.909	0.982	8.1%	0.945	1.020
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	635	0.901	0.990	9.9%	0.979	1.001
Y	17	0.822	0.938	14.1%	0.863	1.014
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	428	0.915	1.001	9.3%	0.988	1.013
2	113	0.911	0.973	6.9%	0.943	1.004
3	111	0.841	0.965	14.7%	0.939	0.991
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5000	133	0.911	1.026	12.7%	1.003	1.049
5000-8000	188	0.938	1.020	8.8%	1.003	1.037
8001-12000	62	0.891	0.977	9.6%	0.944	1.009
12001-16000	21	0.824	0.931	13.0%	0.867	0.995
16001-20000	32	0.841	0.953	13.3%	0.891	1.015
20001-30000	33	0.907	0.983	8.3%	0.939	1.027
30000-43559	37	0.892	0.992	11.3%	0.948	1.037
1-5 AC	123	0.861	0.938	9.0%	0.910	0.966
>5 AC	23	0.917	1.008	9.9%	0.951	1.066

## 2006 Improved Parcel Ratio Analysis

District/Team:	SE / Team - 2	Lien Date:	01/01/2006	Date of Report:	06/04/2007	Sales Dates:	1/2004- 12/2006
Area	Area 60	Appr ID:	CLIE	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		652					
Mean Assessed Value		386,600					
Mean Sales Price		430,400					
Standard Deviation AV		166,433					
Standard Deviation SP		208,156					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.917					
Median Ratio		0.931					
Weighted Mean Ratio		0.898					
UNIFORMITY							
Lowest ratio		0.488					
Highest ratio:		1.434					
Coefficient of Dispersion		11.78%					
Standard Deviation		0.135					
Coefficient of Variation		14.73%					
Price Related Differential (PRD)		1.020					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.919					
Upper limit		0.947					
95% Confidence: Mean							
Lower limit		0.906					
Upper limit		0.927					
SAMPLE SIZE EVALUATION							
N (population size)		3272					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.135					
Recommended minimum:		29					
Actual sample size:		652					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		298					
# ratios above mean:		354					
z:		2.193					
Conclusion:		Non-normal					

Ratio Frequency

Ratio	Frequency
0.65	33
0.75	105
0.85	136
0.95	179
1.05	151
1.15	36

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 60

### COMMENTS:

1 to 3 Unit Residences throughout area 60

## 2007 Improved Parcel Ratio Analysis

District/Team:	SE / Team - 2	Lien Date:	01/01/2007	Date of Report:	06/04/2007	Sales Dates:	1/2004 - 12/2006
Area	Area 60	Appr ID:	CLIE	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		652					
Mean Assessed Value		425,300					
Mean Sales Price		430,400					
Standard Deviation AV		177,878					
Standard Deviation SP		208,156					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		1.013					
Median Ratio		1.025					
Weighted Mean Ratio		0.988					
UNIFORMITY							
Lowest ratio		0.674					
Highest ratio:		1.345					
Coefficient of Dispersion		11.29%					
Standard Deviation		0.139					
Coefficient of Variation		13.72%					
Price Related Differential (PRD)		1.025					
RELIABILITY							
95% Confidence: Median							
Lower limit		1.012					
Upper limit		1.040					
95% Confidence: Mean							
Lower limit		1.002					
Upper limit		1.023					
SAMPLE SIZE EVALUATION							
N (population size)		3272					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.139					
Recommended minimum:		31					
Actual sample size:		652					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		303					
# ratios above mean:		349					
z:		1.801					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.60-0.70	39
0.70-0.80	116
0.80-0.90	124
0.90-1.00	168
1.00-1.10	148
1.10-1.20	50

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 60

Both assessment level and uniformity have been improved by application of the recommended values.

## **Mobile Home Analysis**

### ***Scope of Mobile Home Data***

There are 261 parcels in Area 60 that are improved with a mobile home and 25 sales used in the valuation. Sales used were from 1/1/2004 through 12/31/2006. Only sales of real property mobile homes, (those having land together with mobile homes) were considered in the analysis. The mobile homes are situated on varying lot sizes from 8400 sf to as large as 34 acres and vary in age from the 1960's to the current year. Age, class, condition, size and quality vary greatly within this area. A list of sales used and summary assessed value to sales ratio data is included in this report.

### ***Model Development, Description and Conclusions***

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 81.8% to 98.6% but due to the wide variation in quality and condition of mobile homes throughout this diverse area, the coefficient of variation of 12.93% to 15.84% was not improved. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.*

Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of 27.94%. This increase is due to upward market changes over time and the previous assessment level.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

**Mobile Home Sales Used In This Physical Inspection Analysis**  
**Area 60**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
1	252305	9023	06/05	\$180,000	20754	N	N
1	511280	0023	09/06	\$130,500	24000	N	N
1	511300	0120	08/06	\$192,000	16224	N	N
1	511300	0130	01/06	\$275,000	16296	N	N
1	511300	0385	03/06	\$166,100	10300	N	N
1	511300	0460	05/06	\$265,000	12150	N	N
1	511300	0470	03/06	\$230,000	19100	N	N
1	511300	0470	08/04	\$184,950	19100	N	N
1	511310	0240	08/05	\$145,950	34920	N	N
1	511310	0250	02/05	\$176,000	30060	N	N
1	511325	0260	11/05	\$230,000	21315	N	N
2	032205	9091	08/06	\$216,500	30000	N	N
2	032205	9291	03/06	\$289,000	29250	N	N
2	122205	9033	11/04	\$179,000	40500	N	N
3	072206	9128	10/04	\$274,000	99752	N	N
3	082206	9058	08/06	\$475,000	287060	N	N
3	092206	9156	05/06	\$355,000	59241	N	N
3	092206	9166	05/05	\$230,000	94089	N	N
3	172206	9108	04/06	\$329,990	85813	N	N
3	172206	9149	05/04	\$248,000	84200	N	N
3	202206	9091	11/05	\$193,000	24750	N	N
3	322306	9150	09/05	\$230,000	46173	N	N
3	770170	0020	11/04	\$185,000	30207	N	N
3	770170	0350	11/06	\$205,000	14974	N	N
3	793760	0823	11/06	\$232,500	35525	N	N

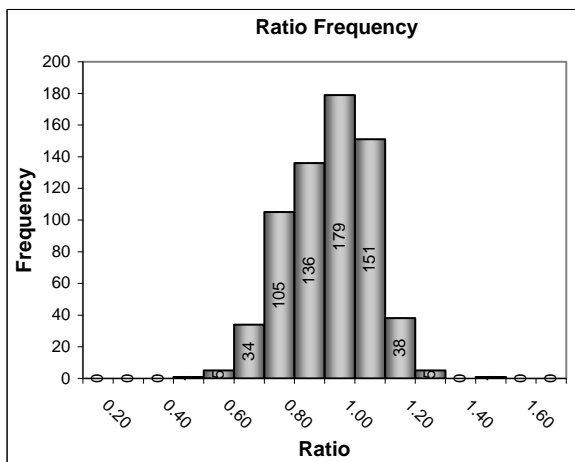


**Mobile Home Sales Removed From This Physical Inspection Analysis**  
**Area 60**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	401080	0100	05/04	250000	SEGREGATION AND/OR MERGER
1	511280	0233	04/04	282360	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	511280	0240	10/04	77400	NON-REPRESENTATIVE SALE
1	511280	0360	04/04	94000	NON-REPRESENTATIVE SALE
1	511290	0240	06/05	142000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	511290	0250	09/04	90000	NON-REPRESENTATIVE SALE
1	511300	0110	08/05	60000	NON-REPRESENTATIVE SALE
1	511300	0510	05/04	87500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	511300	0690	05/04	100000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	511320	0340	10/05	57000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	511325	0110	07/05	95000	NO MARKET EXPOSURE
2	102205	9148	04/06	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	132205	9132	06/04	157600	SOLD BELOW MARKET
2	182206	9019	12/04	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	182206	9073	06/06	96000	NON-REPRESENTATIVE SALE
3	038020	0020	03/04	204950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	052206	9058	03/05	200000	ESTATE ADMIN. GUARDIAN, OR EXECUTOR; ET.AL.
3	092206	9059	06/05	150000	QUIT CLAIM DEED
3	172206	9146	07/06	299950	NON-REPRESENTATIVE SALE
3	192206	9180	03/05	139900	RELATED PARTY, FRIEND, OR NEIGHBOR
3	192206	9180	02/05	175000	NON-REPRESENTATIVE SALE
3	770170	0390	05/05	62218	QUIT CLAIM DEED; AND OTHER WARNINGS
3	793760	0175	04/04	234900	NO MARKET EXPOSURE

## 2006 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> SE / Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 05/31/2007	<b>Sales Dates:</b> 1/2004- 12/2006
<b>Area</b> Area 60	<b>Appr ID:</b> CLIE	<b>Property Type:</b> Mobile Homes	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	25		
Mean Assessed Value	190,400		
Mean Sales Price	232,700		
Standard Deviation AV	52,540		
Standard Deviation SP	73,938		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.830		
Median Ratio	0.808		
Weighted Mean Ratio	0.818		
<b>UNIFORMITY</b>			
Lowest ratio	0.643		
Highest ratio:	1.114		
Coefficient of Dispersion	10.07%		
Standard Deviation	0.107		
Coefficient of Variation	12.93%		
Price Related Differential (PRD)	1.014		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	0.766		
Upper limit	0.878		
95% Confidence: Mean			
Lower limit	0.788		
Upper limit	0.872		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	261		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.107		
Recommended minimum:	18		
Actual sample size:	25		
Conclusion:	OK		
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	14		
# ratios above mean:	11		
z:	0.600		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

Mobile Home Residences throughout area 60

## 2007 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> SE / Team - 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 06/05/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Area 60	<b>Appr ID:</b> CLIE	<b>Property Type:</b> Mobile Homes	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	25
Mean Assessed Value	229,500
Mean Sales Price	232,700
Standard Deviation AV	77,829
Standard Deviation SP	73,938

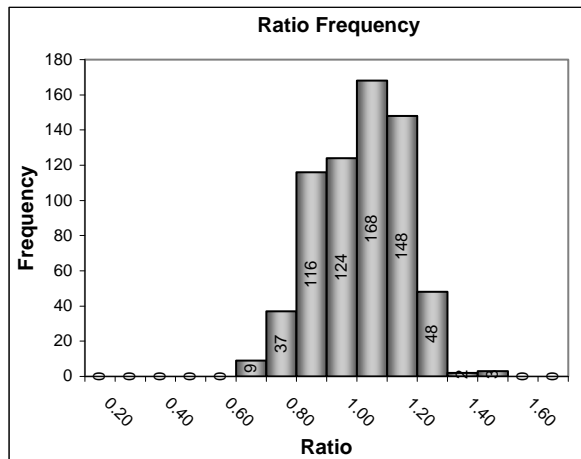
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.993
Median Ratio	0.968
Weighted Mean Ratio	0.986

<b>UNIFORMITY</b>	
Lowest ratio	0.704
Highest ratio:	1.292
Coefficient of Dispersion	12.47%
Standard Deviation	0.157
Coefficient of Variation	15.84%
Price Related Differential (PRD)	1.007

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.915
Upper limit	1.050
<b>95% Confidence: Mean</b>	
Lower limit	0.931
Upper limit	1.055

<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	261
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.157
Recommended minimum:	39
Actual sample size:	25
Conclusion:	Uh-oh

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	15
# ratios above mean:	10
z:	1.000
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

Mobile Home Residences throughout area 60

The assessment level has been improved by application of the recommended values.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.

### **Definition and date of value estimate:**

#### **Market Value**

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

#### **Highest and Best Use**

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

**True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

'Highest and best use' is defined in *The Appraisal of Real Estate*, twelfth edition, page 305, as follows:

*"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."*

### **Date of Value Estimate**

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4] Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

### **Property rights appraised:**

#### **Fee Simple**

The definition of fee simple estate as taken from *The Third Edition of The Dictionary of Real Estate Appraisal*, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

### **Assumptions and Limiting Conditions:**

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope Of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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**Department of Assessments**  
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[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.



8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr